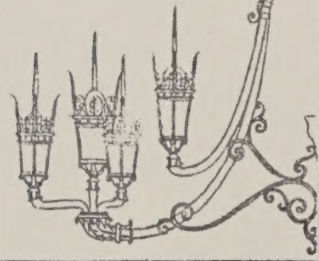


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♦ONE PARK PLAZA♦
AND
♦CUMSTON COURT♦

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Boston YWCA
The Gunwyn Company
Graham Gund Architects

November 6, 1987

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PARK PLAZA
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PROPOSAL
FOR
ONE PARK PLAZA AND CUMSTON COURT

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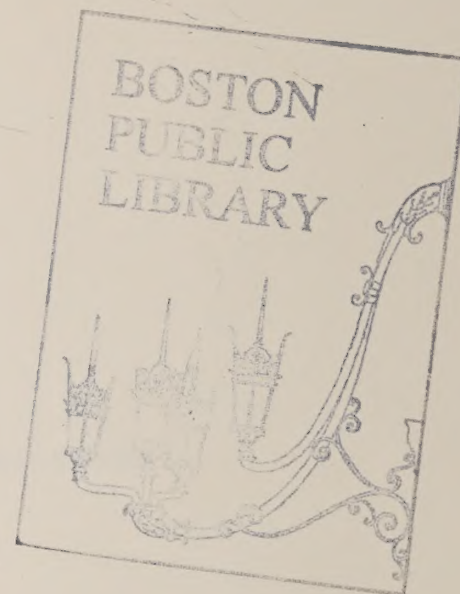
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♦ LETTER OF INTEREST ♦

LETTER OF INTEREST

6 November 1987

Mr. William Whitney
Acting Assistant Director for Urban Design and Development
Boston Redevelopment Authority
Boston City Hall
Boston, Massachusetts 02201

Dear Mr. Whitney:

This letter and the accompanying materials indicate the strong interest of the Boston YWCA, The Gunwyn Company and Graham Gund Architects, Inc. in the redevelopment of the Park Plaza and South End sites in the BRA's second parcel-to-parcel linkage program.

Our proposals for One Park Plaza and Cumston Court are the product of the collaboration among our organizations to produce a truly substantive response to the request for proposals. From the beginning of our work together we have tried to maximize the potential of these vacant sites. Our challenge was not only to create two places where none now exist -- designing beautiful additions to the cityscape -- but also to develop use programs and operations plans which ensure that both projects are financially feasible and make important contributions to their neighborhoods.

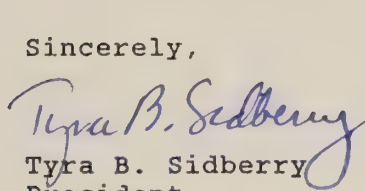
We believe that our proposals for both projects meet the challenge. One Park Plaza and Cumston Court will be signature developments with distinctive senses of place and strong respect for the architectural context surrounding them. The use programs for both sites combine not-for-profit and market uses in ways that will guarantee that both projects are thoroughly integrated into their neighborhoods and offer significant benefits to their

Letter of Interest
Page 2

neighbors. The operations strategies for both sites are the result of staff from our respective organizations working together from the outset to ensure that our proposals are realistic from every perspective.

Our proposals for One Park Plaza and Cumston Court offer architectural, development and implementation responses to your request for proposals and indicate our strong commitment to the future of these valuable sites. We look forward to discussions with you about making One Park Plaza and Cumston Court realities in the City of Boston.

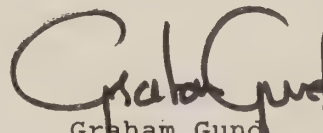
Sincerely,



Tyra B. Sidberry
President
Boston YWCA



Peter E. Madsen
President
The Gunwyn Company



Graham Gund
Principal
Graham Gund Architects, Inc.

♦DESIGN
FOR
♦ONE PARK PLAZA♦







ARCHITECTURAL DESCRIPTION

Design Principles

The guiding principle of this design solution is to provide an appropriate, cohesive and comprehensive response to the numerous forces of this complex urban site. The solution is to reintroduce Eliot Street through the site and construct a new building on either side while preserving the view corridor from the South End across the Common to the Park Square Church and accommodating major traffic flow west from New Charles Street. Enhancing the Emancipation Proclamation Statue and Park Plaza by creating a major green space is also part of the design.

Site Description

The site is located at the intersection of three major areas of the Boston proper. To the west is Back Bay with its unique residential character. To the south is the predominantly residential South End which progresses northward on both sides of Columbus Avenue and terminates just before the Park Square site in a small residential enclave, Bay Village. To the east and north is the Business District which includes the Entertainment District, Chinatown, and the Financial District. Thus the site, acting as a hinge, is a busy urban crossroads for vehicular and pedestrian traffic joining these districts.

This busy intersection was previously accommodated by a traffic rotary, in the center of which was a triangle of parkland, dominated by the Emancipation Proclamation Statue. The rotary has recently been reconfigured, leaving the statue isolated and separated from the adjacent Park Plaza, at the Four Seasons Hotel.

The building is designed to work at both the urban and pedestrian scales. The facades between the towers employ a strong tripartite organization, allowing a three story pedestrian arcade which is low, human and welcoming.

The materials chosen for the building reflect those characteristic of the historic Park Plaza area. The facades of the buildings are light colored brick masonry reminiscent of the Armory, the Statler Hotel, and Motor Mart Garage.

Both natural and cast stone are employed at the base of the buildings, the belt coursings, sills, and mouldings. The mansard roofs are sheathed in slate and metals are used as accents in the copper bay windows and gold leaf domes.

Both in material and application the specific design elements of the building are meant to contribute richness and texture to an environment.

Summary

Our design with its towers, turrets and clock are gestures to improve the visual experience in this part of Boston. The scheme provides a focus for Park Plaza and preserves and strengthens the Columbus Avenue view corridor. Its round tall form provides a prominent marker at the hub of the Park Plaza intersection. The architectural treatment of the facades of both buildings serve to maintain a comfortable pedestrian scale both at the base of the residential tower and at the office building's pedestrian arcade. The roof forms of the buildings add interest and identity to each of the corners. Together both the urban context and architectural treatment contribute to the major goal of the design of the Graham Gund Architects scheme: to recapture and expand the sense of place and character in the area.



Location Plan

NE PARK PLAZA

ember 6, 1987

Boston YWCA
The Gunwyn Company
Graham Gund Architects

1/8" = 1' - 0"

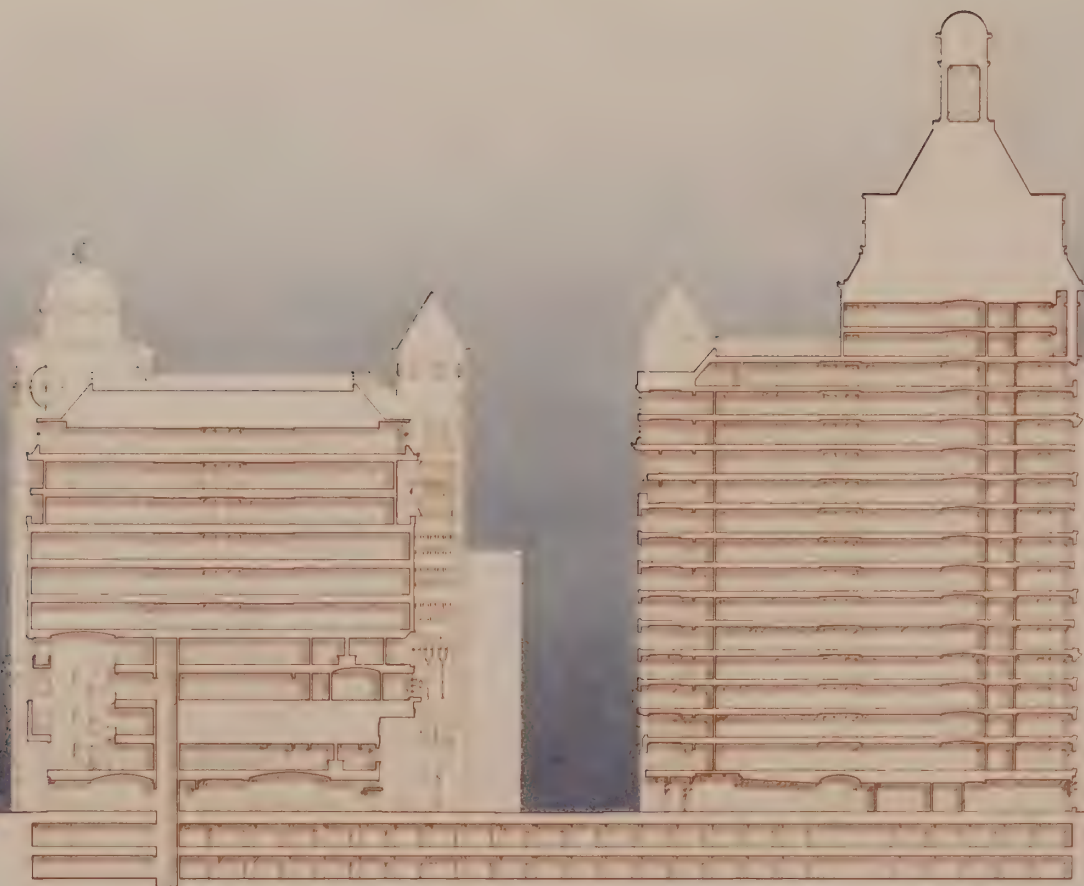


Site and Ground Floor Plan
1/16" = 1'-0"

NE PARK PLAZA

September 6, 1987

Boston YWCA
The Gunwyn Company
Graham Gund Architects



Section Looking West



Park Plaza Elevations

PARK PLAZA

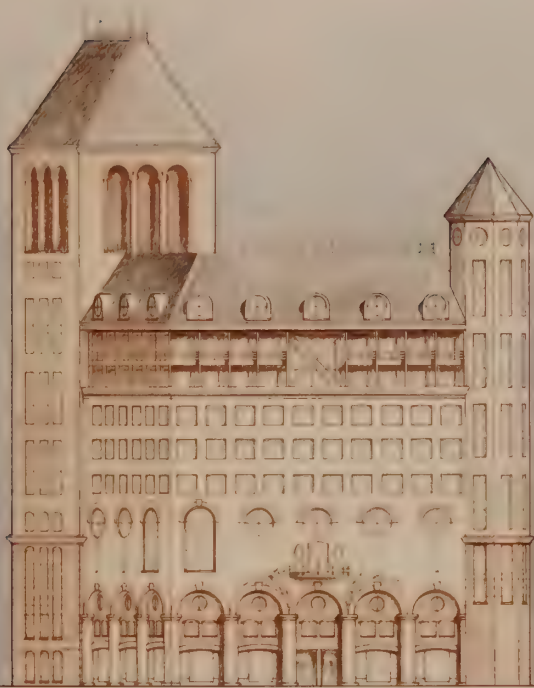
Boston YWCA
The Gunnison Company
Graham Gould Architects



Stuart Street Elevation



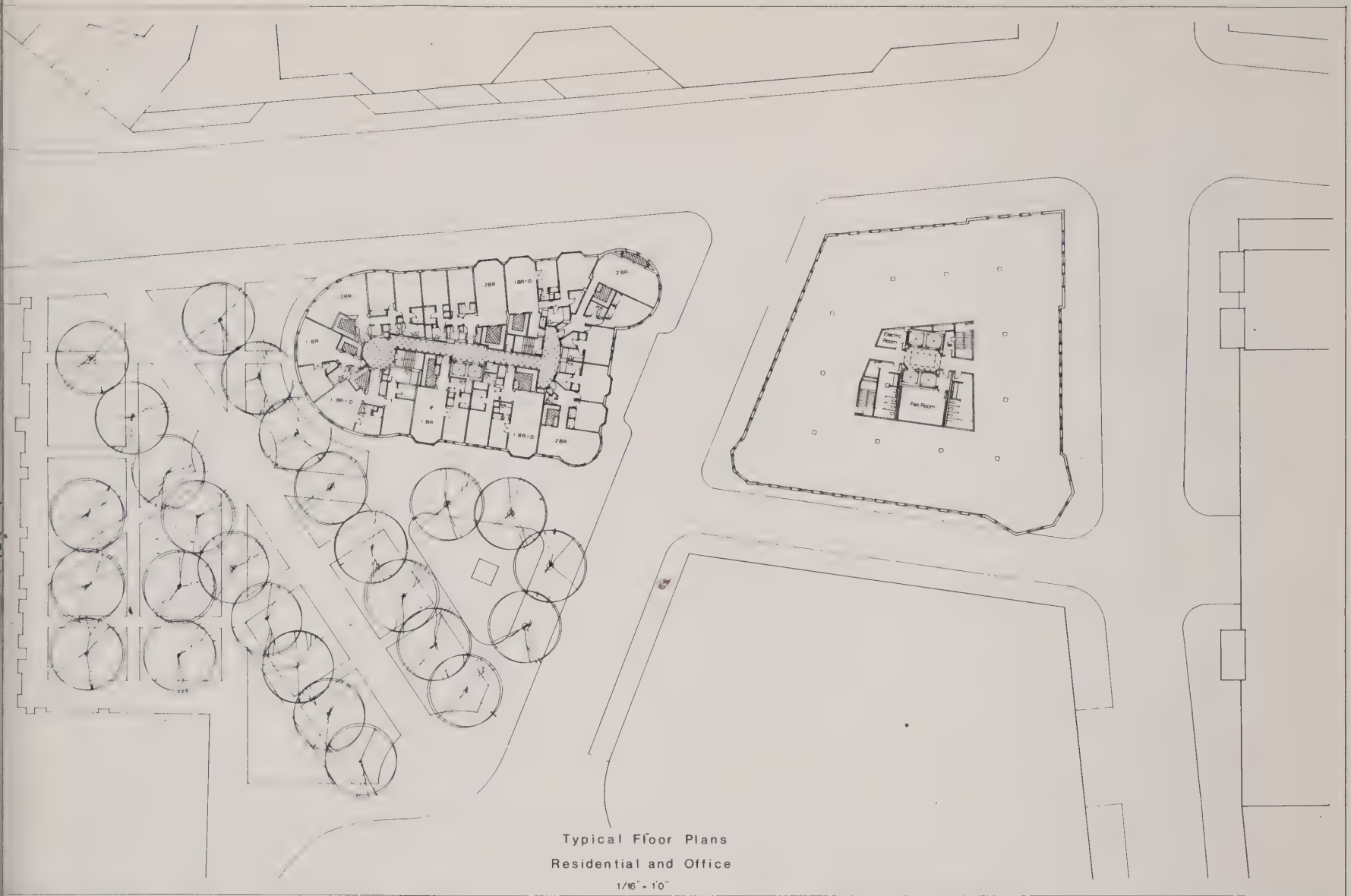
Charles Street Elevations



South Eliot Street Elevation



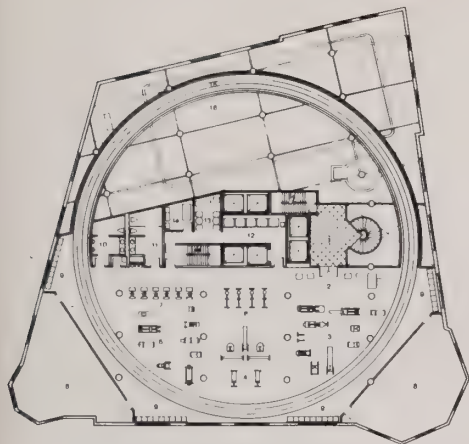
North Eliot Street Elevation



NE PARK PLAZA

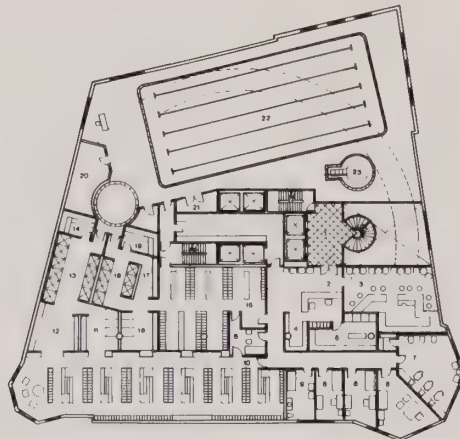
September 6, 1987

Boston YWCA
The Gunwyn Company
Graham Gund Architects



THIRD FLOOR YWCA

1. Lobby
2. Reception
3. Unassisted Training Circuit
4. Free Weight Training
5. Hydro Chamber Training
6. Rowing Machine
7. Lie Cycles
8. Aerobics
9. Waiting Area
10. Men's Toilet
11. Women's Toilet
12. Waiting Machine
13. Lounge
14. Fitness Evaluation
15. Exercise Track
16. Pool Below



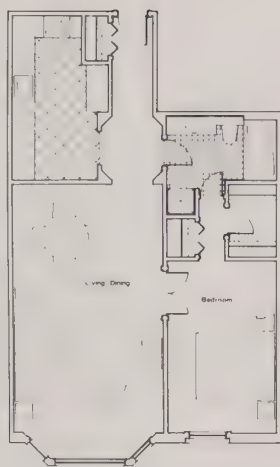
SECOND FLOOR YWCA

1. Lobby
2. Reception YWCA Membership
3. Juice Bar/Cafe
4. Pro Shop
5. Laundry
6. Massage
7. Beauty Shop
8. Fitness Evaluation
9. Sick Room
10. Women's Locker Room
11. Women's Toilet
12. Women's Changing Area
13. Women's Showers
14. Women's Sauna
15. Men's Locker Room
16. Men's Toilet
17. Men's Changing Area
18. Men's Showers
19. Men's Sauna
20. Pool Filter
21. Pool Equipment
22. Fuel Line 25-Meter Pool
23. Whirlpool

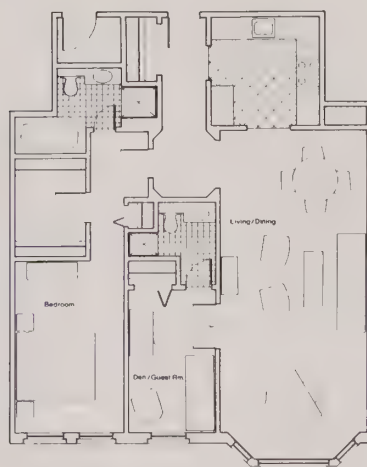


FIRST FLOOR YWCA

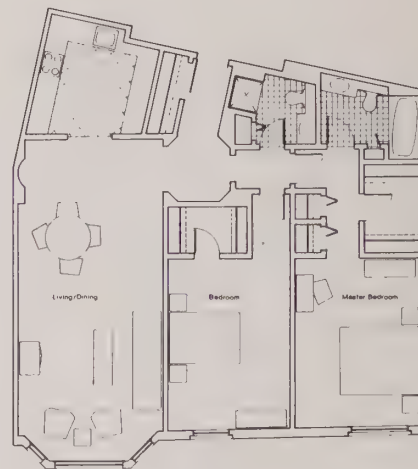
1. Lobby
2. Reception
3. Administrative Office



One Bedroom

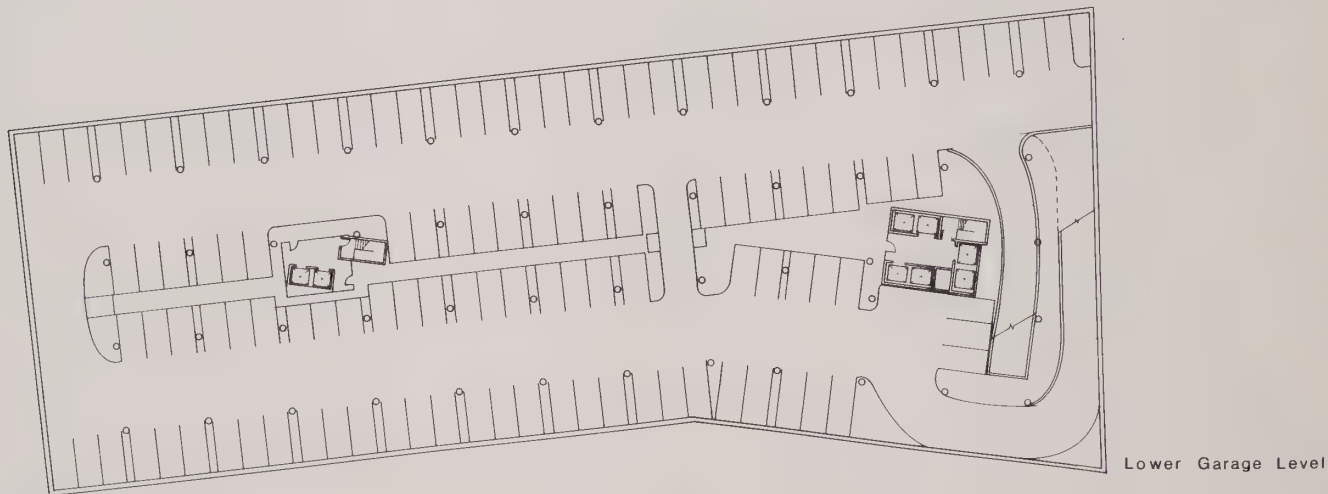
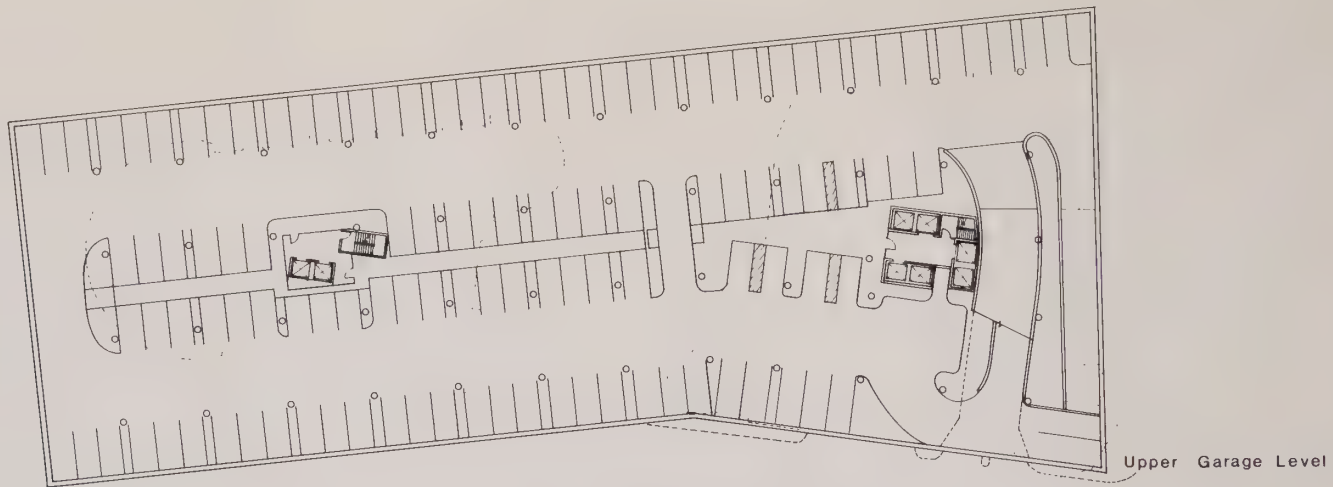


One Bedroom with Den



Two Bedroom

Typical Unit Plans

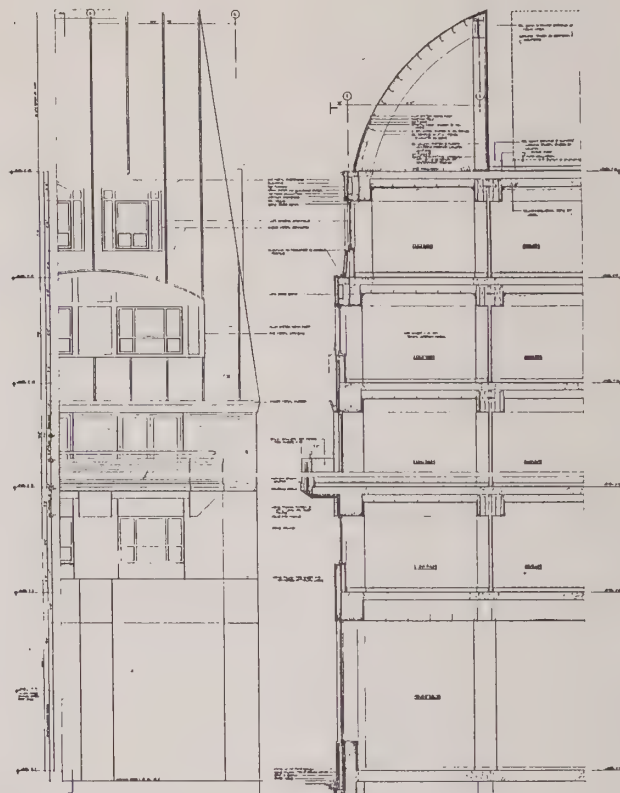
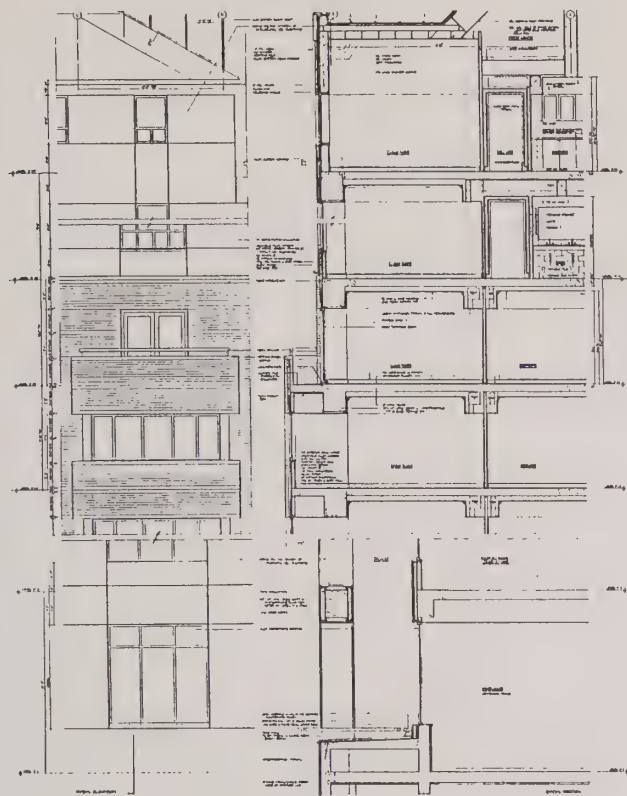


ONE PARK PLAZA

November 6, 1987

Boston YWCA
The Gunwyn Company
Graham Gund Architects

1. Level 1 and 2



TYPICAL DETAILS

◆DESIGN
FOR
◆CUMSTON COURT◆





ARCHITECTURAL DESCRIPTION

Design Principles

The guiding principle of design on the South End site is the creation of new housing that is congruent with the predominant South End rowhouse types in both architectural form and social function.

Site Description

The site is located within close proximity to two distinctive South End street layouts of which there are two significant. One type is similar to the existing housing developments of Union Park, Worcester Square, and Chester Square in which two blocks of rowhouses face a common linear grassed area with parking on either side. Another configuration of row house blocks face a street forming a strong facade wall. In both types, back yards face onto alleys which are typically lower than the front yards.

Architectural Form and Image

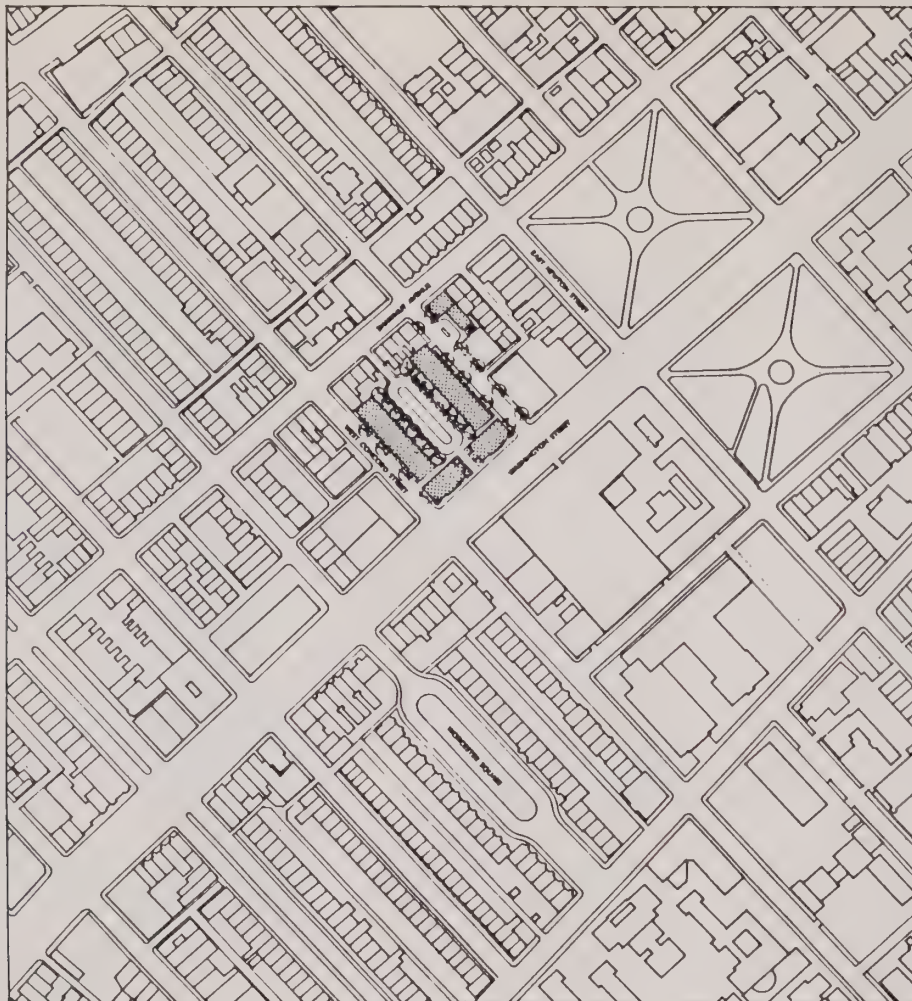
The Graham Gund Architects scheme combines the architectural and social amenities essential to the South End residential character while completely integrating the transitional housing component of the program.

Both typical housing types are emulated in this design with the new red brick rowhouses having entrances on both street and courtyard sides. The typically scaled masses of rowhouses border three sides of the site to form the new enclosed courtyard and the common grassed area surrounded by limited parking.

The vehicular entrance to Cumston Court is an extension of an existing Street from Shawmut Avenue. Pedestrian access to the site is provided through an arched covered link centered in the rowhouse block on Washington Street.

Additional parking spaces are provided below grade in a garage to fully accommodate the increase in vehicles on site.

As an added program element, the YWCA building on the Parcel RD60 houses vital social amenities for the entire community as well as for the new residences.



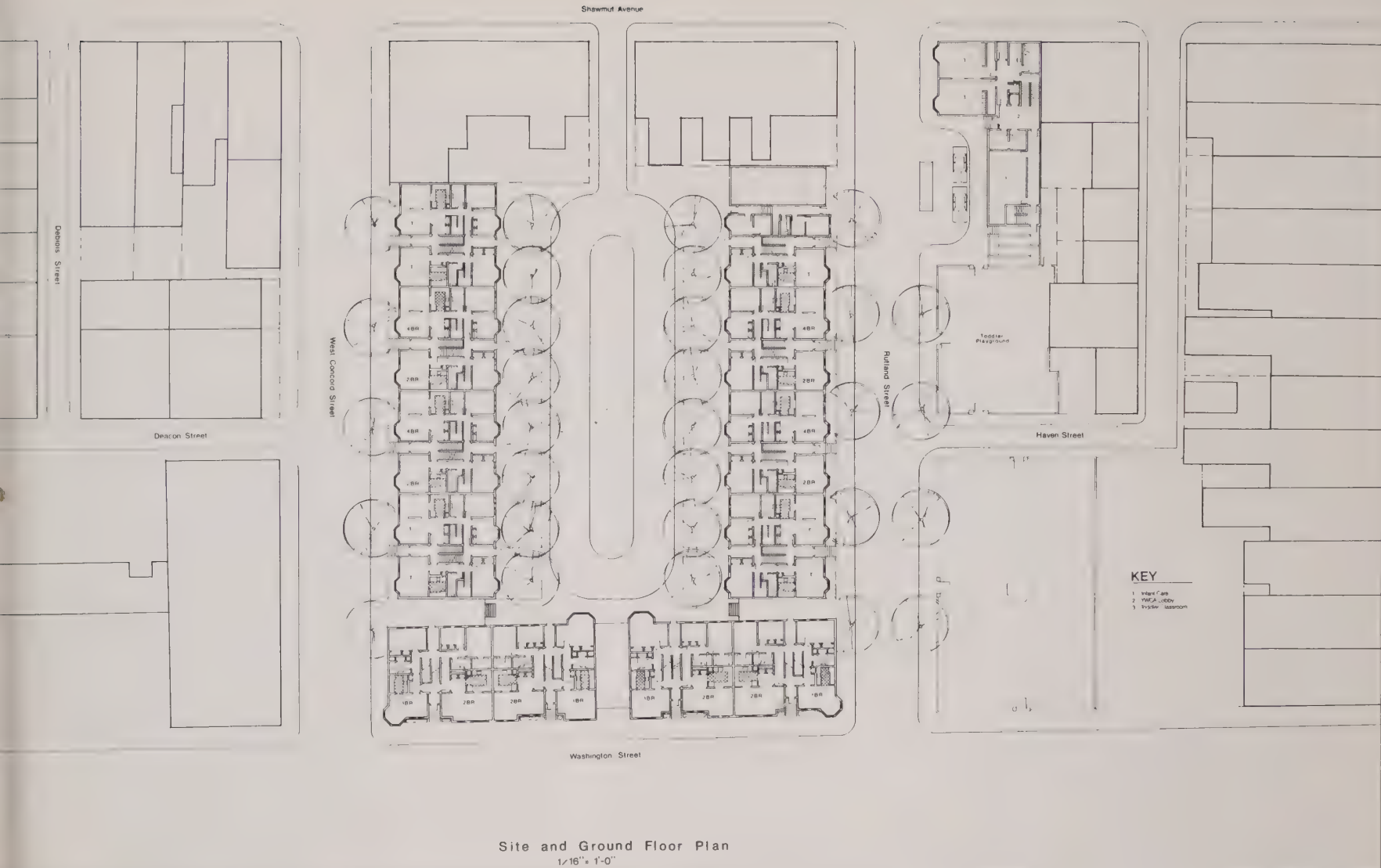
Location Plan

MUMSTON COURT

November 6, 1987

Boston YWCA
The Gunwyn Company
Graham Gund Architects

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CUMSTON COURT

November 6, 1987

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Courtyard Section Looking South



Courtyard Section Looking West



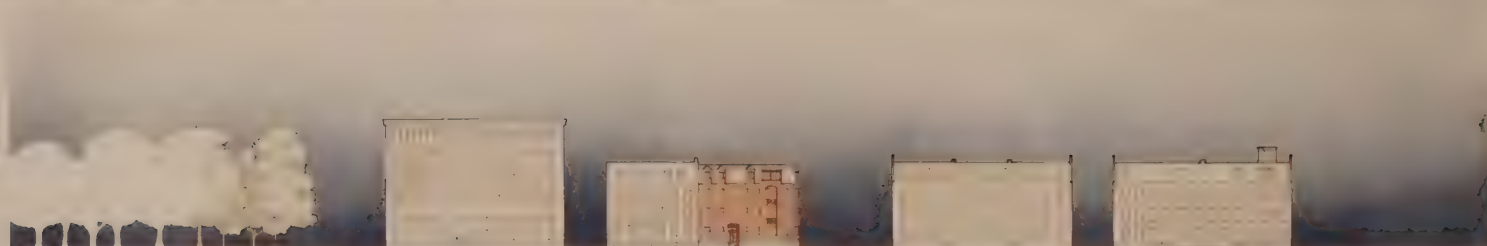
Housing Elevation - Washington Street



Housing Elevation - West Concord Street



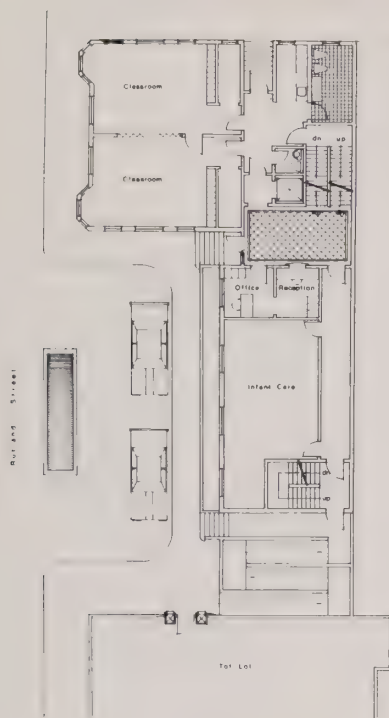
Housing Elevation - Rutland Street



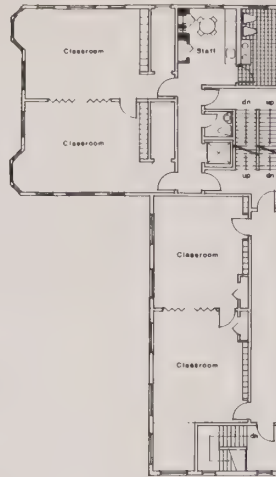
YWCA Elevation Shawmut Avenue



YWCA Elevation Rutland Street



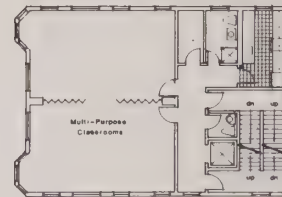
First Floor Plan



Second Floor Plan
(Boysmen-School)

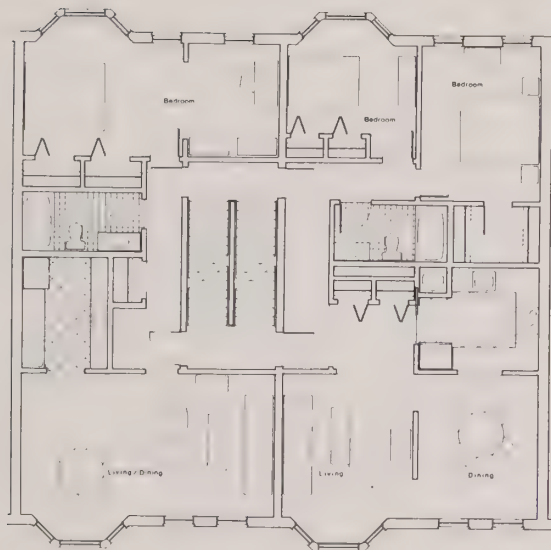


Fourth Floor Plan

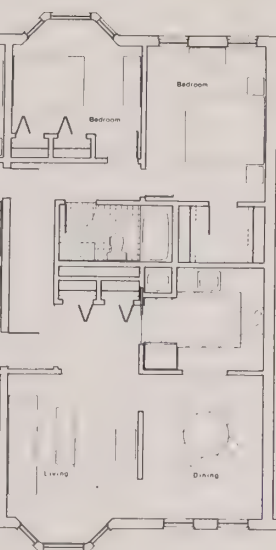


Third Floor Plan

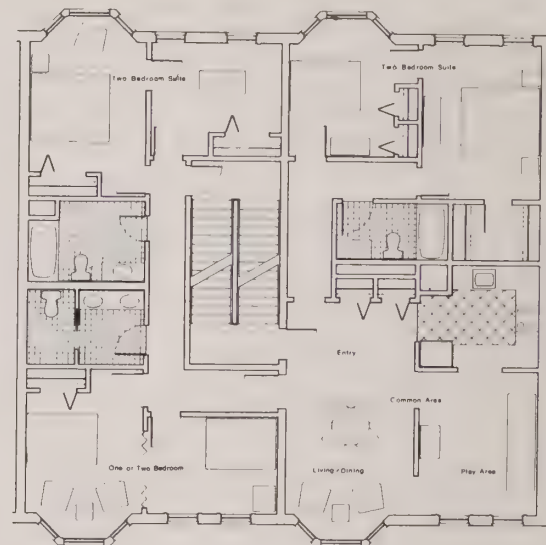
YWCA Building



One Bedroom



Two Bedroom



Transitional Unit

Typical Unit Plans

♦DEVELOPMENT STRATEGIES♦

DEVELOPMENT STRATEGY FOR ONE PARK PLAZA

SYNOPSIS

Creating two signature buildings and a major new green space is the focus of our proposal for One Park Plaza. This site, now vacant and only partially integrated with the surrounding buildings, has awaited development for a long time. We propose a new condominium residence with ground floor retail and day care space, a second mixed-use building which will contain retail, offices and a new Downtown YWCA, underground parking for 236 cars, and major re-design of the existing Park Plaza and Emancipation Proclamation statue areas. We intend to realize the potential of this hinge block to link Bay Village, Back Bay and the South End with the Midtown-Cultural District and Downtown.

USE PROGRAM

- o Condominium Residences The condominium residence will bring 126 new households to this emerging downtown neighborhood. Located at the north edge of the site, the distinctive 14 story tower, reinforces the residential trend which began in the 60's in Bay Village and continues today with rehabilitation there and new high-rise construction at The Four Seasons, The Heritage and Parkside.

The tower we propose with its strong exterior facade and gracious apartment layouts will appeal to those in the market for a distinctive in-town address. The orientation of the building on the site, the reintroduction of traffic through the site on Eliot Street and the programming of the ground floor and adjacent green areas are all designed to reinforce the sense that residents here are part of a place with a rich architectural history and have a dynamic part to play in the City's future.

The unit mix of one bedroom, one bedroom plus den and two bedroom units should attract various sized households. Views from the building are cityscapes with the higher level units offering views of The Common and Beacon Hill beyond. Particular attention has been paid to maximizing natural light in the units. The Columbus Avenue view corridor to Park Street Church and downtown is respected and enhanced by the design.

Two important uses will occur on the ground floor. Retail uses strongly oriented toward the new Park Plaza will stimulate pedestrian activity in and through the area. Ground floor day care, for 45 children including infants

will be offered at the end of the building oriented toward the Emancipation Proclamation statue area. We anticipate that the day care center will be an important service for nearby office tenants and residents as well.

Care has been taken to orient the retail and day care to preserve a strong residential character at the residential lobby level. Twenty-four hour security and a concierge service will be provided for One Park Plaza residents. Parking in the underground garage is available for one car per unit.

o Offices The offices at the Park Plaza will be on the upper six floors of the building which also contains the Downtown YWCA. Large 18,000 square foot floors can easily accomodate single or multi-tenant layouts. We anticipate that the proximity of the YWCA facility will be an important amenity.

Parking at the ratio of one car per 2,000 square feet of office space is provided in the underground garage. Public transit access is within easy walking distance.

o The Downtown YWCA The Downtown YWCA facilities will be based on three levels of the South Building at One Park Plaza, with Day Care facilities on the ground level of the North Building.

First Floor Gymnasium: This regulation sized basketball court will also accommodate a volleyball court, two badminton courts, two basketball cross courts, enough space for tennis practice, gymnastics programs and exercise and dance classes.

Storage facilities will house equipment for all programs. The gymnastics equipment will include: free-exercise gymnastics mat, balance beams, uneven and even parallel bars, vaulting horses, tumbling mats and spring boards. Other program equipment can be more easily accommodated than the large gymnastics equipment.

This gymnasium would be used to hold our largest aerobic exercise classes. The peak hours for this function would be at lunch time and after work. In addition to the aerobics classes, gymnastics instruction and competitions would be held in the gymnasium. As part of the YWCA Day Care Program, the children would receive physical education classes. As a community service the gym would be available for rent to business, organizations, and schools in the Park Square area for various programs that would meet their physical fitness needs.

Second Floor Aquatics/Locker Rooms/Membership: This floor will be the center of all YWCA fitness activities. The members will be greeted by our staff and directed to the appropriate location for the activity of their choice.

Locker Rooms: Each locker room (women/men) will be staffed to insure the security of the facility as well as be accessible to meet the needs of the members. These staff members will see to the minor cleaning needs of the facility and guarantee the delivery of a freshly laundered towel to each member.

The lockers will number 1,100 total, 700 for women and 400 for men. They will be 2' x 1' lockers. Each row of lockers will include a changing alcove and ample space for hanging clothes. A coat room/area will be available near the locker room attendant, again to insure the security of the members belongings.

The necessary grooming amenities such as hair dryers, make-up mirrors, lights and facial tissues will be available in each locker room. Stools and benches

will also be available for the members' comfort.

Other amenities include redwood saunas, steam showers and a whirlpool in the pool area.

Access to the pool will be gained from each locker room with a gang shower near the pool entrance to ensure members take the required soap shower before entering the pool.

Pool: The competition size 25 meter 5 lane pool will serve a variety of purposes. Foremost will be as a lap-pool for the many members that have chosen swimming as their means to cardio-vascular health. The pool will operate approximately 16 hours a day from 6:00 a.m. until 10:00 p.m. Not all of this time will be for lap swimming. Classes for infants through senior citizens will be conducted at non-peak times. Our child care center will receive aquatics classes as a part of their regular program. As additional community service the pool will also be available for rent.

An important aspect of our program will be to recruit and train lifeguards and water safety instructors to guarantee the uninterrupted operation of the aquatics program.

The equipment necessary to operate these programs is outlined by law and adhered to strictly. The safe operation of the aquatics program is our first priority.

Third Floor Fitness Facility: This floor will house all of the weight training facilities, indoor running track (14 laps/mi), stretching area, exercise and dance studios, fitness evaluation equipment, as well as a pro shop and small juice/bar cafe.

Weight Training Equipment: A full line of Nautilus equipment, Hydra-Fitness Equipment, Universal gyms and free-weights will be available. Instructors will be available to demonstrate and supervise the members as they work out.

Nautilus provides a very safe and time efficient workout. Nautilus challenges your body to work the muscles through their full range of motion with variable resistance.

The Hydra-Fitness omnikinetic exercise system is designed to provide improved muscular strength, endurance, power, flexibility and enhanced cardio-vascular

training. All of these properties can not be trained for simultaneously using any other type of equipment. For the member that wants total conditioning in a relatively short amount of workout time, Hydra-Fitness serves them best.

Universal Gym provides an extremely flexible weight training system. It is easily adaptable to members of all sizes. Its progressive resistance system challenges the member to reach their fitness goals. This system is safe, even for beginners to this kind of training.

The free weights area will include dumbbells, barbells, incline bench, flatbench, squat rack, biceps curl bench, and abdominal boards. Free weights have an advantage over machines in that they develop balance and coordination in the person training with them. They also require more supervision which will be provided by the specifically trained staff.

The aerobic training equipment will include computerized Lifecycles, stairmasters, Concept II Rowing Ergometers, and Nordi-Trac Cross Country Ski Machines. All of this equipment will be located around the perimeter of the third floor with views of the surrounding area to keep the members motivated.

In addition to the above facilities, this floor will accommodate three exercise studios. Each will have specifically designed aerobic floors to decrease the chances of over-use problems such as shin splints. These rooms will be equipped with sound systems and movable exercise mats. These studios will be used for aerobics, low-impact aerobics, pre-natal exercise, senior exercise, Day Care gym programs, yoga, dance, and movement classes.

This floor will also have the Exercise and Program Lab. Our trained staff will use a computerized fitness evaluation system to assess each member's fitness level. The evaluation includes; body weight, body fat, heart rate, blood pressure, flexibility, strength, and aerobic fitness. The program includes a print-out with comparisons to National Standards and individualized fitness prescriptions. It allows each member to track their progress over time. The system can also generate group analysis reports which would allow the YWCA to monitor its own program.

DEVELOPMENT SCHEDULE FOR ONE PARK PLAZA

We propose the following development schedule:

Month	Task
1	Tentative development designation by the BRA. Negotiation with private landowners begins. On-going community review begins.
2	Geo-technical analysis begins. Schematic design begins. Financing activity begins. Environmental analyses initiated.
5	Private negotiation with private landowners concluded. OR BRA begins public land bidding process.
8	BRA schematic design review and approval. Traffic and Parking review and approval. Environmental studies submitted. BRA completes Park Plaza land assembly. Working drawings begin.
12	Environmental studies approved.
14	Working drawings completed. Bid packaging begins. BRA final design review and approval. Construction I and commitment received. Final development designation received.
16	Bid period begins.
20	Bid period ends. Contract(s) awaited.
21	Construction begins. Marketing and sales activity begins.
21 - 45	Construction period.
36	First floors occupied.

DEVELOPMENT STRATEGY FOR CUMSTON COURT

SYNOPSIS

Cumston Court, a new South End style park, is the visual and social focus of our proposal. Here we bring together the three major use elements in our development strategy for Cumston Court: 36 - 44 flexible units of transitional housing for women and children, 65 additional rental residences, and development of a new South End YWCA which will support not only the new community at Cumston Court but the larger neighborhood as well. Cumston Court, our extension of the existing Cumston Street, organizes these uses into a coherent, exciting new place and provides active green space. A smaller green space and tot lot which will service the YWCA offer an important link to the adjacent South End community garden. We believe that this configuration and mix of uses offer the greatest potential for the successful redevelopment of the site and realization of the goal to create a model transitional housing program for Boston.

Providing transitional housing for women and children is a largely untried and unproven concept. Time in short term shelters followed by either returns to unsatisfactory living situations and/or indefinite waits for appropriate affordable housing are the more prevalent pattern today. Our proposal is the result of extensive research into alternative methods of solving this dilemma.

Properly conceived transitional housing fills the gap for families in transition from acute crisis to stabilized affordable living situations. But there are several hurdles to overcome if this promising and much needed service is to become a reality within the redevelopment parameters set by the BRA. The redevelopment of this site requires the allocation of sufficient resources and attention to the complexity of providing transitional housing in a community setting. On this vacant site, a unique community must be both created and thoroughly integrated into the established, diverse neighborhood which surrounds it.

We believe that by joining the housing and social service track records of the Boston YWCA, the development expertise of The Gunwyn Company and the design talents of Graham Gund Architects, we can create this special place. Our joint venture will form a new not-for-profit entity which will develop, operate, and manage Cumston Court. This is a logical outgrowth of the collaboration among our organizations which produced this development proposal. A not-for-profit entity is the best vehicle for assembling the myriad resources which will be required to make Cumston Court a reality and for attracting the level of ongoing operating support which will allow it to remain vital in the future.

USE PROGRAM

o TRANSITIONAL HOUSING The Boston YWCA was the first organization in the United States to recognize that urban women needed transitional housing. Since 1866 the YWCA has been a "trend setter" in the congregate/transitional housing field. The YWCA will utilize its 121-year track record and expertise to create the housing program at Cumston Court for needy women and children in transition. The type of transitional housing which we propose at Cumston Court combines traditional YWCA concepts of a holistic supportive living environment with an innovative architectural design and efficient management to produce the type of cost-effective temporary haven that families need to rebuild their shattered lives.

The Transitional Housing Units: The transitional unit buildings at Cumston Court have the same exterior design as the other residences at Cumston Court. They are dispersed throughout the development and are located in four buildings on West Concord and Rutland Streets. Each transitional housing building has four floors. The floor plans combine aspects of privacy with the spaciousness and the communal sharing of a congregate facility.

The FIRST FLOOR of each transitional unit building provides all residents with a meeting room, adjoining laundry room, bathroom, study area and a space for on-site counseling. The meeting room will most often be used informally when mothers are waiting for their laundry to be done, but will also serve as a place to hold house meetings or special family gatherings, to celebrate birthdays or other events. The study/counseling area will also serve multiple purposes. A study has been provided for those mothers/parents who are attending school/training programs and need a quiet place. The counseling space will be used primarily during the day but could also function as a second study area or small meeting/event room during evening hours.

On another part of the first floor are two handicapped-accessible 2-bedroom transitional units. The handicapped-accessible unit facing the inner court overlooks a shared outdoor play area and yard where parents can monitor their children.

The SECOND, THIRD AND FOURTH FLOORS of the transitional housing buildings have similar floor plans. The design draws on YWCA models piloted in other cities, and expands these models to provide the type of nurturing environment families in transition need. The flexibility in our design will provide transitional

housing accommodations for from 36 to 44 families in need, depending on the size of a family. Our unit size can be changed repeatedly, depending on need.

Units have only one entry for the security of the tenants. The entry to the suite leads directly into a common area which houses a kitchen, a living/dining area and a play area which is intended for use by all the families living on that floor. This configuration is one of the organizing features of the transitional housing program we envision. All of the bedrooms will have direct access to this common area so that families will not feel confined to their bedrooms. Unlike other congregate housing models, the number of users of this common area is limited to preserve a family-like atmosphere. This design gives families the privacy they need, but does not allow for the debilitating isolation and depression that individual apartments tend to engender in individuals in transition. Families that have experienced the type of trauma which necessitates that they seek transitional housing will, therefore, not become isolated, as our proposed design necessitates daily social and supportive human contact with other residents on that floor.

Another unique aspect of the common area design is that a parent preparing meals for her children can directly supervise them in the play area. The kitchen and the living/dining areas are contiguous, facilitating the ease in serving a meal and enabling more than one family to use the common area at the same time.

In addition, this design provides transitional housing residents with the ability to maintain an independent lifestyle, which includes preparing meals and performing other routine household chores. In this way, residents at Cumston Court will not become dependent but will be able to move smoothly into permanent housing, when the time comes.

As one leaves the common area, there is a secured door leading to a 2-bedroom suite with accompanying bathroom. This suite has an interconnecting door and a very large closet. There is a second secured door leading to a suite with four flexible bedrooms that can be used in a variety of configurations. The unit design represents another unique aspect of our proposed program. Past experience has taught us that one cannot predetermine the size of a family seeking transitional housing. We have therefore structured the units to provide the long term flexibility needed to deal with widely varying family sizes. In the 4-bedroom areas there is one larger room which can be subdivided into two bedrooms should the necessity arise. This bedroom has been designed for a woman with a single child or two small children. In this way, a mother can reduce the

separation anxiety that her young children might have when relocating to transitional housing. The partition between the rooms provides the mother with the privacy she needs while at the same time providing her young child(ren) with the needed security of knowing that their mother is close by.

Two other bedrooms can be interconnected and used by one large family or used separately by two small families. The half bath and full bathroom on the hall allows for long-term flexibility and meets the needs of a variety of family groups in one setting.

All bedrooms have very large closets which allow individual storage of personal possessions. We do not plan to provide storage of personal furniture, as these storage areas are extremely difficult to secure (because there are frequent conflicts over ownership of stored items.) The kitchen will have locked cabinets to provide each family with the security needed.

Furnishings Another unique aspect of this transitional housing program is the modular furnishings that are planned. The living/dining area and adjoining playroom will have sectional couches and chairs which can be arranged in any configuration to suit the personal tastes of the tenants. The dining room will have an expanding table capable of seating 4 to 8. The play area will house a television. The large bedroom with a partition will be furnished as a bed-sitting room. The sitting area will have furniture that can be converted to sleep one or two small children. The two large bedrooms will have full-size beds and the other bedrooms will have twin-size beds. All bedrooms will also be furnished with dressers. We have incorporated convertible furniture into our plan to address varying family sizes.

Management There will be one integrated management office, which will be located on site on the first floor. The office will be staffed by three full-time property management staff and contract service crews. The staff will work on a staggered schedule five days a week between 8 a.m. and 6 p.m. Saturday morning hours will also be available, particularly in the months following the opening of the development. The staff for Cumston Court are a Resident Manager who will oversee the entire development and will supervise the office, maintenance and security staff, an Assistant Manager who will work with the Resident Manager as the Rental Agent and will have special responsibility for the transitional units, and an Administrative Assistant who will provide office support. The YWCA will also provide services through this office to transitional housing residents. A part-time Housing Counselor will work with

all tenants in the development but will focus his/her attention on procuring permanent housing accommodations for transitional tenants. The Housing Counselor will also work with the Social Worker as a troubleshooter for those families experiencing difficulty in obtaining Section 8 and other state subsidies needed for permanent placement. A part-time Social Worker/Counselor will work directly with transitional housing tenants to ensure that they can obtain city and state services such as day care, food stamps, etc. The Social Worker will screen all transitional program applicants and referrals and will make arrangements to ensure that they have the needed support services to rectify the problems that led to the need for transitional housing.

Transitional Housing Populations to be Served Given the limitation of size, the 36 - 44 transitional housing units at Cumston Court have been designed to serve a primary population of women and children. The program is not designed to serve alcohol or drug-addicted individuals, and is not designed to serve as an emergency shelter for a transient population. The target populations that the transitional housing program will serve are:

- Displaced homemakers who through divorce, desertion or death of a spouse/partner, find themselves and their children in situations where they cannot either afford or locate housing.
- Victims of domestic violence and survivors of incest where the integrity of the family has been shattered by abusive treatment.
- Adolescent parents who require a supportive environment to make the transition from living with their parents, friends or relatives into an independent lifestyle.

All the residents of the Cumston Court transitional housing units will meet the low income eligibility requirements.

Given the growing number of women and children now served by the YWCA and other social service agencies who fit into the above categories, we anticipate that the transitional units will not have any vacancies. We anticipate that these transitional families will stay at Cumston Court for three months to a year. The goal of this transitional housing program is, however, to stabilize families as quickly as possible and assist them to obtain and retain permanent housing. In order to meet this goal, the Boston YWCA will utilize its extensive

experience in this area to ensure that the transitional housing tenants have the full range of supportive services needed to rebuild/restructure their lives. These services, described below, will be offered across the street in the new South End YWCA at Shawmut Avenue and Rutland Street.

o THE RESIDENCES AT CUMSTON COURT: In addition to the transitional housing units previously described, Cumston Court will contain sixty-five (65) rental residences. The proposed mix of apartment sizes is 14 one bedroom units, 36 two bedroom units, 11 three bedroom units and 4 four bedroom units.

We are proposing rental apartments for several reasons. They are operationally more compatible with transitional housing than ownership units. The management protocols are similar. Perhaps most important, rental apartments held by a non-profit entity offer the greatest opportunity for maintaining the units as an affordable housing resource in an appreciating market.

The exterior elevation of the conventional apartment building at Cumston Court will not differ from the transitional unit buildings. On the Rutland and West Concord Street sides of the development the first and third floor units will be accessible from the street side, while the second and fourth floor units will be entered from the courtyard side. In the Washington Street buildings which are five stories, there will also be this dual entry configuration with some unit entries on Washington Street and others off the courtyard.

The dual entry design accomplishes important urban design objectives. It reestablishes the Rutland, West Concord and Washington Street edges at a compatible South End rhythm and scale. The new courtyard at Cumston Court also creates a space reminiscent of the traditional South End squares in the area while avoiding creating a one sided alley configuration.

The underground parking garage, a half level below grade, underneath the Cumston Court Park will provide 62 parking spaces. 18 additional spaces will be available on the newly created street. This parking layout ensures that the courtyard area will be a lively and self-policing space.

The interiors of the conventional apartment buildings offer spacious, bright apartment layouts. The scissor stair location in the apartment buildings provides efficient access/egress to all units.

The one bedroom units will total 765 square feet each, the two bedroom units 1020 square feet, the three and four bedroom complex units will contain 1250 square feet and 1640 square feet. Large living/dining areas in the smaller apartments and separate dining rooms in the larger apartments are a gracious feature of these units. High quality kitchens and well detailed bathrooms will ensure that the units hold their value. Many of the bedrooms will have courtyard views and bay windows. In their details and scale, these units will capture in new construction much of the ambience of a traditional South End row house. We are confident that the units will be marketable to both moderate income and market-rate tenants. The range of apartment sizes ensures a balanced community of varying household sizes.

We will market these 65 units to both moderate and market rate tenants. Thirty-five of the units will be marketed to moderate income tenants and thirty to market rate tenants. This will result in a Cumston Court income distribution which is roughly evenly distributed: thirty-six low-income transitional units, thirty-five moderate income units and thirty market units.

The on-site management office will lease and manage the transitional housing units and the garage. There will be an integrated approach to maintenance and security for the entire Cumston Court complex. The management operation at Cumston Court is an ideal place for the YWCA and The Gunwyn Company to merge their extensive experience in developing and managing the spectrum of residential projects.

o THE SOUTH END YWCA The South End YWCA will be an important anchor for the Cumston Court residences, providing much needed services. It will also provide a new family service facility for the neighborhood at large, offering infant, and child day care, and other critically needed programs.

One of the key objectives of the facility will be to support the transitional housing units at Cumston Court. The YWCA has long recognized that shelter and services must be combined to create a transitional housing program. Unlike other transitional housing models, we are proposing a coordinated network of support services in and near the housing units to provide access to the array of activities/services needed to insure that a family's transitional status is as short and productive as possible.

One of the most misunderstood and prevalent ideas about transitional housing is that the problem can be solved by providing the woman with housing facilities and some counselling and referrals for all the other services needed. This scatter-shot concept does not work well. Using this model, a woman whose life is already fragmented finds herself in a position of obtaining housing from one provider, training from a second, counseling from a third, education from a fourth, day care from a fifth, permanent housing referrals from a sixth, and so on. This approach is commonly used because it is viewed as an inexpensive way to address the multiple problems facing women in transition. Our long-term experience, however, has shown that it takes the woman in transition two to three times as long to reconstruct and to redirect her life, and that this methodology turns out to be more costly in the long run. Knowing this, we view Cumston Court is an ideal opportunity not to repeat the same mistakes. The Boston YWCA will provide services now available at the Copley Square location to the South End Site, where not only the transitional women, but women in the general community, will have immediate access to a wide variety of services that support and strengthen family life. Below we have described the services we plan to provide at the South End YWCA.

Day Care: Based on statistics provided by the Governor's Task Force on Child Care, the single most pressing social service needed in the community is day care for the children of working parents. As a majority of women in the South End are working parents, three floors of the new YWCA building at the corner of Shawmut and Rutland will be for infant, toddler and pre-school child care. A drive-through day care drop-off, with the capacity to hold 2-3 cars, will be constructed off Rutland Street to alleviate traffic congestion when parents pick up and drop off their children. As one enters the building, two day care staff/registration offices are in the lobby, within view of the security/information station.

On the lower level, the large pre-school classroom on the Rutland Street side is 750 square feet and has four light wells providing the classroom with sunlight; the classroom facing Shawmut Avenue is 700 square feet and has one 20-ft. long continuous light well. Each of the classrooms has a sliding wall, which divides the room and provides flexible space usage. Individual storage cabinets and cubbies will be built near the four entrances to these rooms. On the Shawmut Avenue side of the building, two large supply closets are available for day care supplies, a staff lounge/kitchen will be constructed for meetings and break time, and adult and children's bathrooms are conveniently located for easy access by occupants. At the end of the Rutland Street wing of the building

is a second stairwell serving the basement, first and second floors of the building occupied by children. The stairs leading up from the lower level interconnect with a handicap ramp, on the south side of the building, which leads to a large outdoor playground area for the children, adjacent to the existing community garden.

The playground area will cover more than one-fourth of the available land at this site, and will be large enough to contain both playground equipment and green space. This green area will be used during weekdays by the child care center and is available on weekends and summer evenings to the residents of Cumston Court and the abutting neighbors. We hope this green link will foster interaction between new residents, long-standing residents and the community gardeners.

Infant child care serving up to 21 babies will be located on the first floor. The Rutland Street wing will contain a 485-square foot classroom and the Shawmut wing will contain a large 640-square foot classroom, which, like the pre-school classrooms, can be subdivided by a sliding wall. A Shawmut Avenue entrance has also been planned, along with a staff kitchen lounge and adult/children bathroom facilities, as previously described. The toddler classrooms on the second floor are identical to the pre-school classrooms on the lower level. The toddler program will have the capacity to serve up to 36 toddlers. The entire child care facility will therefore provide 97 day care slots for both Cumston Court and other neighborhood residents.

Based on the height of the existing structures with a rear view of Rutland Street, we have opted not to extend the height of the Rutland Street wing of the building above the second floor. This will give abutters living in the rear of the Rutland Street wing a clear view of the street and unobstructed sunlight. In addition, these residents will have direct access to the playground/green area, and will not be disrupted by the daytime activities planned for the building on this site.

Employment Training/Counseling Services The employment, training, and counseling services, which are targeted specifically for Cumston Court transitional tenants and other low- to moderate-income people living in the surrounding area, will be housed on the third and fourth floors of the Shawmut Avenue wing of the building.

The third floor of the Shawmut Avenue wing has been devoted primarily to a very large multi-purpose room of 845 square feet, which can be subdivided by a sliding partition into two smaller rooms. The room will be used during the day as a classroom for employment and training activities, conference space for the Greater Boston Displaced Homemakers Center, and an indoor play space for the day care program. In the evening this large room will be available to the tenants of Cumston Court for tenant meetings and to community groups, and as a fitness facility to provide aerobic exercise and other health workshops and activities. The remaining space on the third floor will combine storage space, bathrooms, and a full-service kitchen that can be used to prepare food for community meetings and other events.

The fourth floor will have nine offices, photocopy and storage rooms. Three to four of the offices will house staff from the Boston YWCA's Regional Displaced Homemaker Center. The Center will serve women in transition living at Cumston Court as well as South End residents. The Displaced Homemaker Program, headquartered at the YWCA's main facility at 140 Clarendon Street, now has a full service satellite program at the Natick Branch of the Boston YWCA, along with staff outstationed at five community agencies. It provides comprehensive assessment services, life management skills training, individual and group counseling, job search/career specific workshops, job-placement and follow-up services. The Displaced Homemaker Center also serves as the recruitment arm for the variety of training programs sponsored by five community colleges in Massachusetts.

Office space has also been designated for counseling programs. Victims of domestic violence and incest who need specific counseling to overcome the trauma of their experience will be able to obtain these services on site. Adolescent parents who have educational, training and experiential barriers to overcome in order to achieve an independent lifestyle will also be able to obtain this counseling on site. These counselors will work closely with the Social Worker and the Housing Counselor located in the Housing Management Office across the street to ensure that each tenant in transition has a well-coordinated, individualized service plan geared to helping permanently to resolve the issues that led to the need for transitional housing. The elevator and stairs originating in the basement pre-school space go all the way to the fourth floor to provide both ambulatory and handicap accessibility in the YWCA building.

Conclusion By providing a holistic program of services, both the residents of

Cumston Court and the larger community benefit. Affordable housing, day care, training, employment services, and counseling service of all kinds are easily accessible and can be obtained in one convenient location. Although we do plan to continue making periodic referrals to the agencies with whom the YWCA has long-established relationships, the referrals needed by women in transition will be drastically reduced by establishing existing YWCA services in the community, where these services are most desperately needed. The beauty of this plan is inherent both in the structural parameters of the housing and social service facility design, and in the fact that the YWCA currently has government contracts and ongoing funds that can sustain these needed community services over the long term.

PUBLIC AMENITIES AND BENEFITS

A major public amenity at Cumston Court is the creation of a new South End style park. The park reestablishes the street grid along the Washington, Rutland and West Concord Street edges and provides an active green space in the new development which is reminiscent of the grand squares of the South End.

The smaller tot lot and green space on Rutland Street which links the new development with the adjacent community garden is another important amenity. It preserves light and air for adjacent buildings while providing the means for interaction between Cumston Court residents, their neighbors, and the community gardens.

The construction of a garage at Cumston Court is also a potential benefit for the area. We anticipate that the majority of the spaces will be utilized by residents of the apartments but because of the relatively low number of cars owned by the transitional housing population, we anticipate some availability of spaces to those with resident parking stickers.

There are major public benefits of the Cumston Court project: the revitalization of this vacant city block, the creation of a project that is architecturally compatible with the historic neighborhood and which also delivers significant community wide services and the creation of new construction and permanent jobs. The joint venture is committed to insuring that the benefits of Cumston Court are shared by those potentially excluded: minority and female business enterprises and residents of the City of Boston.

OWNERSHIP STRUCTURE

The Boston YWCA and The Gunwyn Company will form a non-profit entity to own, manage and operate the Cumston Court Development.

DEVELOPMENT SCHEDULE

We propose the following development schedule for Cumston Court:

Month	Task
1	Tentative development designation by the BRA. Ongoing community review begins. Work with Tree of Life Advisory Board begins.
2	Geo-technical analysis undertaken. Schematic design begins.
3	Social service contract investigation begins. Housing assistance applications prepared. Financing activities begin. Environmental analyses initiated.
8	BRA schematic design review and approval for Cumston Court. Traffic and parking review and approval. Environmental studies submitted. BRA land assembly at Park Plaza completed. Working drawings begin.
12	Environmental studies approved. Working drawings completed. Contracts/housing assistance commitments obtained. Bid packages begun. Final development designation received. Construction loan commitment obtained.
14	Bid packages completed.
16	Bids obtained. Leasing activity begins.
17	Construction begins.
27	YWCA complete.
29	First housing units complete.
35	Housing units complete.

♦THE DEVELOPMENT TEAM♦

PROFILE OF THE BOSTON YWCA

In 1866, the Boston YWCA became the first YWCA in the nation. For over 120 years, the Boston YWCA has been a pioneer in providing services and advocacy for women in the areas of transitional housing, employment and training and physical fitness. As the needs of women and their families changed and serious new challenges came to light, the YWCA developed programs to meet these needs, including day- and after-school care, education and counseling for pregnant and parenting teens, and services which provide advocacy and counseling to women survivors of violence and sexual abuse.

The Boston YWCA currently operates 3 branch facilities: Aswalos House in Roxbury, the Melnea Cass Branch at 140 Clarendon Street in Back Bay, and the Suburban Branch in Natick, as well as the Berkeley Residence Club, a 200 room residence for women in Boston's South End.

The annual operating budget of the organization exceeds \$4 million. The largest part of the budget is funded from housing revenues. Other significant revenue sources are service contracts, program fees, United Way and investment income.

The Boston YWCA will operate the day care and transitional housing programs at Cumston Court and the day care and fitness facilities at One Park Plaza. These projects are an exciting new chapter in the YWCA's long history of providing services to the community.

THE BOSTON YWCA PROJECT TEAM

Tyra B. Sidberry was elected to the volunteer post of President of the Boston YWCA Board of Directors in June, 1987. As chief elected officer, Ms. Sidberry guides the decision-making of the 30 member Board, and is a spokesperson for a human service agency of some 6,000 members located in three branches in Boston and one in Natick. A 16 year resident of Dorchester, Ms. Sidberry was recently appointed by Governor Michael S. Dukakis to the Boston Finance Commission. Ms. Sidberry began her career at Ginn and Co., became Executive Editor in language arts, social studies and foreign languages at Allyn and Bacon, and later, returned to Ginn as Curriculum Director in Social Studies. She worked as Managing Editor at the Education Development Center in Newton where she directed publication of print and audio-visual materials developed with the support of grants from the U.S. Department of Education under the Women's Educational Equity Act. Most recently, Ms. Sidberry managed the development of reading curriculum at Silver, Burdett & Ginn. Ms. Sidberry attended the Radcliffe

College program in publishing procedures, following graduation from the University of North Carolina at Chapel Hill in 1971.

Mary L. Reed was appointed Executive Director of the Boston YWCA in 1984. She manages all the Bston YWCA programs and facilities at Aswalos House, Berkeley Residence, Melnea A. Cass Branch and West Suburban Branch. Ms. Reed has been employed by the Boston YWCA since 1978. Prior to becoming Executive Director, she directed the Association's largest branch, Melnea A. Cass; managed Aswalos House, the Dorchester branch, and served as Acting Executive Director of the YWCA's Women's Athletic Club. A Boston resident, Ms. Reed was recently reappointed by Mayor Raymond L. Flynn to the Boston Jobs Ordinance Liaison Committee. After obtaining her M.Ed. in program management of nonprofits at Cambridge College, formerly Antioch University, Ms. Reed studied for her M.B.A. on a Martin Luther King scholarship at Northeastern University. She is a member of the Finance Committee of the Boston City Mission Society, the Community Music Center of Boston and Hale Reservation.

Senior staff who have worked on the use programming and financial feasibility of the YWCA programs at the Park Plaza and Cumston Court include:

Mary Kinsell was appointed Comptroller for the Boston YWCA in 1983. As the chief financial officer, she is responsible for all fiscal matters including government contracts, EDP services, payroll and personnel, and oversees the YWCA's \$4 million annual budget. Previously, Ms. Kinsell was Director of Administration for the Hegner Center, which operates residential and day programs for retarded adults. She taught accounting at the University of Lowell where she also consulted for several small manufacturing companies on systems development, fiscal management and cost control. Ms. Kinsell has also served the Massachusetts Department of Public Health as Director of Technical Assistance. Ms. Kinsell earned a B.A. at the University of Minnesota, her M.S.W. at Boston University School of social work and her M.B.A. at the University of Lowell.

Judith P. Parks was appointed Property Manager of the Boston YWCA in 1984, responsible for the total operation and maintenance of three Association properties. Ms. Parks is particularly knowledgeable about the development process and neighborhood and affordable housing issue. Presently, she is responsible for the redevelopment of the Association's primary property, a 13-story mixed use building, including developer solicitation, tenant displacement, space planning and proposal development. Prior to joining the YWCA, Ms. Parks was employed by First Columbia Management, Inc. of Fairfax, Virginia, where she managed 747 units and 40,000 square

feet of commercial space reporting to management, owners, MHFA and HUD. Ms. Parks earned her B.A. at Rhode Island College.

Patricia Bonner-Turner was appointed Director of the Boston YWCA Development Office in 1983. She supervises the Program Planning, Public Relations and Membership Offices and is responsible for all fund raising activities of the agency. Ms. Bonner-Turner has been employed by the Boston YWCA for 13 years. She has served as Branch Director of Aswalos House located in the Dorchester/Roxbury community and as Program Planning Director. Ms. Bonner-Turner has also served as Management Information Officer for the City of Boston Crime/Drug Prevention and as Laboratory Director at Boston City Hospital. She earned her B.S. at Lincoln University in Jefferson City, Missouri, and her M.Ed at Harvard University.

Carolyn Montgomery was appointed Public Relations Director of the Boston YWCA in 1984. Formerly Development and Public Relations Officer for Providence (Rhode Island) Public Library, Ms. Montgomery has served as Director of Public Information at the University of Massachusetts at Boston and Assistant Director of Public Relations at Boston University. At the Boston YWCA, her responsibilities are three fold: developing and implementing the agency's public relations program, including supervising publicity; directing the annual fund raising appeal; and serving as liaison in the public policy arena. Accredited by the Public Relations Society of America, Ms. Montgomery earned her B.A. at Wellesley College and her Master of Science in Public Relations at Boston University.

PROFILE OF THE GUNWYN COMPANY

The Gunwyn Company was formed in 1984 and is the successor entity for all real estate development activities undertaken by Graham Gund Associates, Inc. since 1969. Gunwyn will be the development partner in the joint venture for One Park Plaza and Cumston Court. The company seeks commercial and residential projects in urban areas which provide opportunities to combine substantial rehabilitation with new construction or which will result in major new developments in historically significant neighborhoods.

The total value of the development portfolio of The Gunwyn Company now exceeds \$250 million. Projects in the Boston area include:

- o Church Court Condominiums combines the clock tower of a burned-out Back Bay church with new construction in an award-winning condominium residence project at the corner of Massachusetts Avenue and Beacon Street, overlooking the Charles River. Forty-three units, each with a different layout, comprise this development which led the market when completed in 1984.
- o Bulfinch Square This historic Middlesex County Courthouse complex in East Cambridge occupies an entire city block and includes an original courthouse designed by Charles Bulfinch in 1814. Acquired in a design/development competition, the buildings were meticulously restored to provide 70,000 square feet of first class office space, 10,000 square feet of theatre and workshop space for the Cambridge Multi-Cultural Arts Center (CMAC), generous lawns and public open space. Development of the site required extensive negotiation with Federal State, County and City officials, neighborhood groups and historic preservation organizations. A unique development partnership was formed with CMAC, a non-profit organization, which not only enables them to occupy affordable office and performance space but which also provides ongoing operations support.
- o The Schoolhouse at Monument Square is the latest residential development of the Gunwyn Company. Forty-four rental apartments now occupy what was once the Charlestown High School. These units represent a major contribution to the rental housing stock in a neighborhood experiencing significant condominiumization.
- o Ninety Canal Street is the former Rapids Furniture Building, a 90,000 square foot building in the Bulfinch Triangle near North Station. Renovated by Gunwyn for office use, the quality of the project is widely acknowledged as setting the

standard for this emerging downtown market. Now fully leased, the building is headquarters to such firms as Cone Communications, Widett Glazier, & McCarthy Attorneys and to the Federal Regional Office of the Environmental Protection Agency.

- o One Faneuil Hall Square is a completely new 42,000 square foot building developed by Gunwyn in one of the most historically and architecturally sensitive areas of the city. On the site of the old Sanborn's Fish Market and adjacent to Faneuil Hall and Quincy Market, One Faneuil Hall Square was developed only after rigorous public review and complex negotiations with abutting owners. It has been master leased and will be occupied by a major retail tenant in 1988.

- o The Lansburgh's Site in Washington DC was awarded to Gunwyn following a national development competition sponsored by the Pennsylvania Avenue Development Corporation (PADC). When complete, the project will include the renovation of the Lansburgh's Department Store, an historic terracotta building, and new construction on the remainder of this block-long site. Three-hundred sixty residences, a major arts/performance and gallery space and parking will make this project the anchor for a new in-town residential community in Washington.

Other projects in earlier stages of development include Lewis Wharf, 95 Berkeley Street, 15 New Chardon Street (now One Bowdoin Square) and Zero Arrow Street in Cambridge.

THE GUNWYN COMPANY PROJECT TEAM MEMBERS

Peter E. Madsen, president of The Gunwyn Company will have overall responsibility for development and financing strategies for One Park Plaza and Cumston Court. A graduate of Harvard College and Harvard Graduate School of Design, he joined Graham Gund Architects in 1972. In addition to his Gunwyn responsibilities, Madsen is Managing Principal of GGA. He is the president of the Castle Hill Foundation and works with numerous civic and charitable institutions, including the Boston Society of Architects and the Harvard Graduate School of Design's Alumni Council.

Roslyn Watson will be Project Manager for the One Park Plaza and Cumston Court projects. A graduate of Simmons College and the Massachusetts Institute of Technology, Sloan School of Management, she has extensive experience in real estate development and property management. Prior to joining Gunwyn in 1986, she was project manager at the Massachusetts Port Authority for the World Trade Center Boston

and general manager of the Massachusetts Transportation Building at Park Plaza. She is a resident of Boston's South End and is involved in several not-for-profit, civic and cultural organizations. She will operate the joint venture which will develop the One Park Plaza and Cumston Court Projects and manage the ongoing development process for both sites.

Because of the complexity of the proposed projects at Park Plaza and the South End, Gunwyn expects to utilize a team approach at various stages involving additional staff members with particularly relevant skills. Project managers now on staff with expertise in engineering, finance, law and property management will participate in the project on an as-needed basis.

Though the joint venture made the decision to minimize the use of consultants during the proposal stage, we believe consultants will play an important role in the projects. Current consultants include Kathryn C. Murphy and John Bok of the law firm Csaplar & Bok. They have advised us on the legal aspects of the joint venture as well as regulatory and tax issues. Vanasse Hangen Brustlin performed the shadow studies and analyses for this proposal. If we are designated, they will work with us on the extensive environmental and traffic studies which will be required. We also anticipate adding geo-technical engineers and a contractor to our team immediately following designation -- both of which will assist in refining our project costs and timetable.

PROFILE OF GRAHAM GUND ARCHITECTS, INC.

Graham Gund Architects, Inc. (GGA) is the architect for the One Park Plaza and Cumston Court projects. Since its formation in 1971, Graham Gund Architects has become a preeminent design firm known for the quality, innovation and contextual mixture of its designs. Principals of the firm are Graham Gund, FAIA, President Peter E. Madsen, Managing Principal and David T. Perry, Principal. The firm now numbers 75 architects, designers and planners. The practice emphasizes commercial and residential projects which provide opportunities to combine rehabilitation and new construction and those which offer opportunities to design major new buildings in historic contexts. In addition to projects for Gunwyn, its affiliated development company, GGA also designs commercial buildings for other development firms. A specialty of the firm is facility design for performing arts, cultural and educational institutions.

In addition to designing the projects described in the profile of the Gunwyn Company, major designs of the firm include:

- o Hyatt Regency, Cambridge MA an example of a design that successfully combines two important qualities of hotel experience -- an exciting, holiday atmosphere and a welcoming, residential manner. Located 100 feet from the Charles River with spectacular views of the sailboats which fill the river and Boston beyond. The project is a high-rise, urban resort, with terraced decks, "mini-suite" rooms and public spaces that have an informal quality.

Hyatt considers it to be one of their most successful operations. Activity fills the 15-story atrium, with its four glass elevators, restaurants, the 100' high Great Window, changing artwork, and the award-winning landscaping against a backdrop of traditional, warm brick. The atrium space steps down to human dimension through the creation of smaller, adjacent spaces and the placement of balconies at every floor.

- o 75 State Street is a handsome retail/office building in the heart of downtown Boston, on a complex, important site, formerly occupied by the Kilby Street Garage. Currently under construction, this 31-story, mixed-use development, includes a six-level, skylit arcade with two floors of retail space and offices above. The arcade will extend and create a landscaped pedestrian walkway beginning at Merchant's Row and connecting through to Kilby and Central Streets. There will be a 700-car underground parking garage. The low building will front on State Street with the Tower set back from the street in the middle of the block.

The building facade will include five different colored granites with two finishes making the structure compatible with its downtown neighbors. On 75 State Street, GGA was Design Architect with Skidmore, Owings & Merrill of Chicago, which shared the role Design Architect and also acted as Architect and Engineer. This project is an example of how close collaboration between the design teams and the city agencies can produce a first-rate elegant multi-story building which responds beautifully to its surroundings.

- o Lincoln Library, Lincoln MA this 12,300 square foot addition to the public library in Lincoln designed by GGA is currently under construction. The original Queen Anne structure is registered with the National Register of Historic Places. The addition to the new town library will reinforce the residential scale of the town buildings. Although the new library will be fairly sizable, it will be in keeping with the scale of the town, as well as appropriately scaled to the original building.

- o Congress Street Pedestrian Bridge about to begin schematic design.

- o School of The Boston Museum of Fine Arts This \$8 million project was recently completed. The complex includes two brick structures, one existing and one new, with a skylit entry and lobby connector. The added studio block reflects the existing building in massing, scale and materials, giving the school a cohesive physical image in the Fenway community. Inside, the open loft studio spaces are partitioned to serve evolving programmatic needs.

- o The Maritime Center at Norwalk GGA planned and designed the renovations and additions to 19th and 20th century waterfront mill buildings for this 60,000 SF, \$21 million complex. The aquarium, maritime museum, and IMAX theater share a common focus of Long Island Sound, and our design integrates and connects these areas around focal points of waterfront courtyards outside and the Great Hall inside. The program includes educational areas, and inviting retail and restaurant space. The project is currently under construction in Norwalk, Connecticut.

- o Visitor Center, Plimoth Plantation GGA planned, programmed, and designed the 48,000 SF Visitor Center at Plimoth Plantation, an innovative outdoor museum of Pilgrim life. The program includes two theaters, exhibition spaces, the education department, meeting rooms, a restaurant, and a gift shop. A central courtyard open to the sky provides space for special programs and functions. The Visitor Center was designed to respect its site and historical setting without mimicry or caricature. It opened in fall, 1987.

- o Fernbank Museum of Natural History GGA is programming and designing a new \$21 million, 150,000 SF museum on a wooded site in the Olmstead-designed Fernbank Forest in Atlanta, Georgia. The new museum will contain exhibition spaces, educational spaces, and theaters. The Fernbank Museum will be an exciting, inspiring museum, as well as an important educational center.

- o Westminster School Performing Arts Center GGA is programming and designing the new Performing Arts Center for the Westminster School in Simsbury, Connecticut. The center will contain a versatile and flexible 400 seat theatre, an experimental 100 to 125-seat theatre, dance and music practice rooms, and the other spaces (make-up rooms, costume storage, dressing rooms) required to support an active performing arts facility.

THE GRAHAM GUND ARCHITECTS PROJECT TEAM MEMBERS

Graham Gund, FAIA Founder and Principal of GGA will lead the architectural design team. A graduate of Kenyon College and the Harvard Graduate School of Design, he founded GGA in 1971. He is a trustee of the Boston Museum of Fine Arts, Chairman of the Boston Foundation for Architecture, and past Director of the Boston Society of Architects. He is also a past member of the Collectors Committee of the National Gallery of Washington, as well as a member of the Committee to Visit the Harvard Museums and the Advisory Committee on the Arts at Harvard and Radcliffe. He is on the Visiting Committee at Harvard's Graduate School of Design. Mr. Gund has an extensive art collection, primarily of post-World War II American and European Art. He finds a close connection between art and architecture, and he translates his love for painting into his 3-dimensional architectural design.

William Erickson, Senior Associate of the firm, is the Project Architect and designer for One Park Plaza and Cumston Court. A graduate of Miami University and the University of Pennsylvania School of Architecture, he has been Project Architect for the 75 State Street and Lansburgh's projects.

Assisting Erickson are architects Monica Sidor and Lynn Thom, coordinators for the South End and Park Plaza sites respectively, Andrew Wen and Bennett Reed.

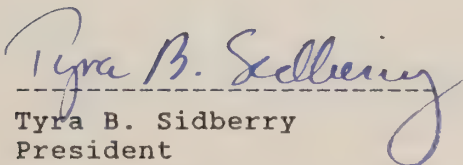
William Crozier, GGA's Director of Construction Administration will also be assigned to the One Park Plaza and Cumston Court projects. He was most recently Chief of Site Operations for The Architects' Collaborative at the \$300 million Copley Place development.

DOCUMENTATION OF EQUITY PARTICIPATION BY THE BOSTON YWCA

In the summer of 1987, the undersigned and members of our respective staffs met to discuss the possibility of jointly seeking the designation to develop the Park Plaza and South End sites in the BRA's parcel to parcel linkage program. Out of those discussions came a memorandum of understanding, duly executed by us that established a joint venture to develop the proposals here, submit them to the BRA and work on an exclusive basis to achieve the development designation.

This memorandum of understanding commits us to reformulating our venture if we are designated to develop the sites. We have committed to each other that each of our organizations will be equity participants in the projects at both sites with the ownership shares to be determined by the cash and staff time expenditures we have each made up to the point of designation as well as the level of further additional investments we will make. While the Boston YWCA with its long experience as a social service provider has taken the lead in use programming for the South End site and portions of the Park Plaza site, Gunwyn has provided overall development management and coordination for both sites, it is our intention to treat both sites in an integrated way and for both of us to be involved as equity partners in both sites.

Because of the complexity involved in creating legal entities with both for profit and not for profit partners it seemed premature to incur the expense of establishing this entity or entities prior to designation. We have, however, been advised by counsel that the venture we envision is legally permissible and commit here to its establishment should we be designated to develop One Park Plaza and Cumston Court.



Tyra B. Sidberry
President
Boston YWCA



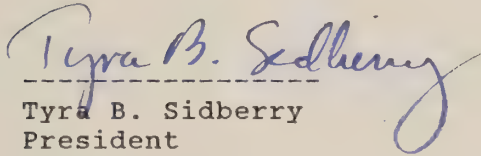
Peter E. Madsen
President
The Gunwyn Company

Graham Gund Architects, Inc.

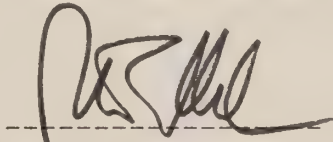
STATEMENT OF INTENTION TO COMPLY WITH APPLICABLE LAWS AND REGULATIONS

The undersigned agree to comply with the City of Boston's fair housing plan and to prepare for the Boston Redevelopment Authority an affirmative marketing plan for the housing units which will be created at One Park Plaza and Cumston Court.

We further commit to affirmative action practices in the development of the projects which will insure that minorities, women and Boston residents have the maximum feasible opportunities to benefit from the economic value which is being created. We will work with the Authority to insure that this commitment is met on the development, construction and operations phases of the project.



Tyra B. Sidberry
President
Boston YWCA



Peter E. Madsen
President
The Gunwyn Company

♦ENVIRONMENTAL ANALYSES♦
SHADOW

ONE PARK PLAZA AND CUMSTON COURT
SHADOW ANALYSES

prepared for
THE GUNWYN COMPANY

by
VANASSE HANGEN BRUSTLIN, INC.
Consulting Engineers and Planners
60 Birmingham Parkway
Boston, MA 02135

November, 1987

ONE PARK PLAZA SHADOW ANALYSIS

A. INTRODUCTION

A series of shadow analyses have been performed for the One Park Plaza Project to predict and evaluate the extent of new project-generated shadows. The study area includes approximately 10 blocks bounded by Tremont Street, Winchester Street, Arlington Street, the Public Garden and Boston Common. Within this area particular attention was paid to new shadows cast on the following public spaces: the Public Garden, Boston Common, the Four Seasons Hotel Plaza, Statler Park, Elliot Street, the proposed pedestrian street (Broadway) and pedestrian areas on Columbus Avenue, Providence Street and Charles Street.

1. Methodology

For this analyses, shadows cast by One Park Plaza were evaluated and compared to existing conditions. Included in the existing conditions is the shadow cast by the Sarni Cleaners building currently located on the project site and the Heritage on the Garden project located at the corner of Arlington and Boylston Streets. Shadow conditions are described in the following section and graphically portrayed in the attached diagrams (Figures 1-19). The light toned areas of the diagrams are shadows cast by existing buildings. The darker toned areas are additional shadow cast by the One Park Plaza beyond that which is cast by existing buildings.

Analyses were conducted for three times of day -- 9:00 AM, Noon, and 3:00 PM for the following days:

- March 21 (Vernal Equinox; average shadow conditions equivalent to those on September 21, the Autumnal Equinox).
- June 21 (Summer Solstice; minimum shadow conditions, conducted using daylight savings time).
- December 21 (Winter Solstice; maximum shadow conditions).

In addition, analyses were conducted for October 21 and November 21 at 10:00 AM, 11:00 AM, Noon, 1:00 PM, and 2:00 PM.

B. PROBABLE PROJECT IMPACTS

1. March 21, Vernal Equinox

● Existing Conditions

The Four Seasons Hotel Plaza is mostly sunny in the morning and late afternoon and in complete sun during the early afternoon. Charles Street is mostly shaded in the morning, becoming mostly sunny in the afternoon. Pedestrian areas along Columbus Avenue and Providence Street experience periods of sun and shade throughout the day while the proposed pedestrian street is mostly sunny in the morning and early afternoon becoming mostly shaded in the late afternoon. Statler Park is mostly sunny throughout the day. The pedestrian areas of the Public Garden and Boston Common along Boylston Street, are partially shaded in the morning and at noon, and they are in complete sun in the late afternoon.

● Proposed Project

The proposed project will partially shade the Four Seasons Hotel Plaza in the morning and at noon, but not in the afternoon. New shadows will be cast next to the Motormart Garage and at the foot of Columbus Avenue in the morning but not later in the day. Elliot Street will be shaded by the project at noon. Portions of Charles Street will be shaded at noon and in the afternoon. One Park Plaza will have no shadow impact on the Public Garden, Boston Common, Statler Park and Provident Street.

2. June 21, Summer Solstice

● Existing Conditions

The Four Seasons Hotel Plaza is in complete sun throughout the day. Charles Street is mostly sunny throughout the day. Pedestrian areas along Columbus Avenue and Providence Street experience periods of sun and shade throughout the day. Elliotn Street is in complete sun in the morning and early afternoon and in partial sun in the late afternoon. Statler Park is completely sunny throughout the day while the pedestrian areas of the Public Garden and Boston Common are partially sunny in the morning and in complete sun the rest of the day.

- Proposed Project

The Four Seasons Plaza will be partially shaded by One Park Plaza in the morning and at noon, as will Elliot Street and the proposed pedestrian way. Charles Street will be partially shaded in the afternoon. No other off-site shadow effects are anticipated.

3. December 21, Winter Solstice

- Existing Conditions

The Four Seasons Hotel Plaza is partially shaded in the morning and late afternoon, and is in complete sun at noon. Charles Street, Columbus Avenue and Providence Street experience areas of sun and shade throughout the day. The proposed pedestrian street is in partial sun in the morning and early afternoon and in complete shade by late afternoon. Statler Park is mostly sunny in the morning and early afternoon and in complete sun in the late afternoon. The pedestrian areas of the Public Garden and Boston Common are mostly shaded throughout the day.

- Proposed Project

One Park Plaza partially shades the Four Seasons Plaza on winter mornings, but the combined effect with existing shadow conditions renders the entire plaza in shade. The proposed pedestrian way is partially shaded by the project in the morning and at noon. In the late afternoon, this area is totally shaded by existing buildings. The project shades portions of Charles Street at noon and in the afternoon. An increment of new shadow is cast by One Park Plaza on the Public Garden in the morning and on the Boston Common at noon and in the afternoon.

4. October 21

- Existing Conditions

The Four Seasons Hotel Plaza is in complete sun throughout the day. Charles Street, Columbus Avenue, Providence Street and the proposed pedestrian street experience periods of sun and shade throughout the day. Statler Park experiences a small area of shade in the morning and is in complete sunlight the rest of the day. The Public Garden and Boston Common experience areas of sun and shade throughout the day.

- Proposed Project

One Park Plaza will partially shade the Four Seasons Plaza, Elliot Street, the proposed pedestrian street, and a small portion of the Public Garden in the morning. At mid-day, shadows will increase on Charles Street and the southwest corner of the Boston Common. Project-generated shadow on the Common will disappear by early afternoon.

5. November 21

- Existing Conditions

The Four Seasons Hotel Plaza is mostly sunny throughout the morning and late afternoon and in complete sun in the early afternoon. Charles Street is mostly sunny in the morning and early afternoon and in partial sunlight in the late afternoon. Providence Street is mostly shaded throughout the day. Columbus Avenue is mostly sunny in the morning and early afternoon becoming completely sunny during the late afternoon. Statler Park is mostly sunny in the morning and early afternoon and completely sunny in the late afternoon. The proposed pedestrian street is completely shaded in the early morning and afternoon and partially shaded in the late morning. The Public Garden and Boston Common experience areas of sun and shade throughout the day.

● Proposed Project

During the morning, One Park Plaza will cast new shadows on the Four Seasons Plaza, Elliot Street, the proposed pedestrian way, and a portion of the Public Garden. As the morning progresses, shadows will shift to increase shading of Charles Street while reducing new shadows of the Plaza. At noon and in the afternoon, new shadows will be cast on Charles Street and the southwest corner of the Boston Common.

C. CONCLUSIONS

The shadow analysis for One Park Plaza indicates that any major redevelopment of this site will increase shadow conditions on the Four Seasons Plaza and Charles Street. Minor new increments of shadow on the Public Garden and the Boston Common on winter mornings and afternoons, respectively would likewise be expected. In general, the height and density of urban development in the One Park Plaza area indicates that most public spaces will experience both sun and shade throughout the year.

CUMSTON COURT SHADOW ANALYSIS

A. INTRODUCTION

Shadow analyses have been performed for the Cumston Court Project in the South End. The purpose of these analyses is to predict and evaluate the extent of new project-generated shadows. The study area includes approximately 45 blocks bounded by Tremont Street, Dedham Street, James Street and Massachusetts Avenue.

Within this area, particular attention was paid to new shadows cast on public spaces including: Blackstone Square, Franklin Square, the South Burying Ground, the Playground on West Newton Street, pedestrian areas on Shawmut Avenue and Washington Street, and the proposed Tot Lot and Community Gardens on Rutland Street.

1. Methodology

For this analysis, shadows cast by the Proposed Project were evaluated and compared to existing conditions which includes existing buildings on the proposed transitional housing and day care center site. Shadow conditions are described below and graphically portrayed in the attached diagrams (Figures 20-38). The light toned areas of the diagrams are shadows cast by the existing buildings. The darker toned areas are additional shadow cast by the Proposed Project beyond existing conditions.

Analysis were conducted for 9:00 AM, Noon and 3:00 PM for the following days:

- March 21 (Vernal Equinox; average shadow conditions equivalent to those on September 21, the Autumnal Equinox).
- June 21 (Summer Solstice; minimum shadow conditions, conducted using daylight savings time).
- December 21 (Winter Solstice; maximum shadow conditions).

Shadow analyses were also conducted for October 21 and November 21 at 10:00 AM, 11:00 AM, Noon, 1:00 PM, and 2:00 pm.

B. PROBABLE PROJECT IMPACTS

1. March 21, Vernal Equinox

• Existing and Future Conditions

Blackstone and Franklin Squares are in complete sunlight in the morning and early afternoon and mostly sunny in the late afternoon. The South Burying Ground is in complete sunlight throughout the day. The playground on West Newton Street is mostly sunny throughout the day. Shawmut Avenue and Washington Street experience areas of sun and shade throughout the day. The proposed Tot Lot and Community Gardens are completely sunny throughout the day. The proposed Cumston Court project will have no substantial off-site shadow effects. The on-site courtyard will be partially shaded throughout the day in the spring and fall.

2. June 21, Summer Solstice

● Existing and Future Conditions

Blackstone and Franklin Squares, the South Burying Ground, Washington Street, the playground on West Newton Street, the Tot Lot and Community Gardens are in complete sun or are only partially shaded throughout the day. Shawmut Avenue experiences periods of sun and shade throughout the day.

The Cumston Court Development will have no substantial off-site shadow impacts in the summer months. The proposed on-site courtyard will be partially shaded throughout the day, although the greatest shading will occur in the morning and late afternoon.

3. December 21, Winter Solstice

● Existing and Future Conditions

Existing winter shadows in the project area are, for the most part, limited to streets and sidewalks at noon and in the afternoon. Existing morning shadows are minimized due to the northwest/southeast alignment of long blocks on the South end Street grid. The proposed Community Garden is shaded on winter mornings by existing buildings.

In the afternoon, Shawmut Avenue and Washington Street are largely in sun due to their alignment in relation to the angle of the sun.

Off-site winter shadow effects of the Cumston Court project are minimal, except on winter afternoons when new shadows shade the Tot Lot and proposed Community Garden area.

4. October 21 and November 21

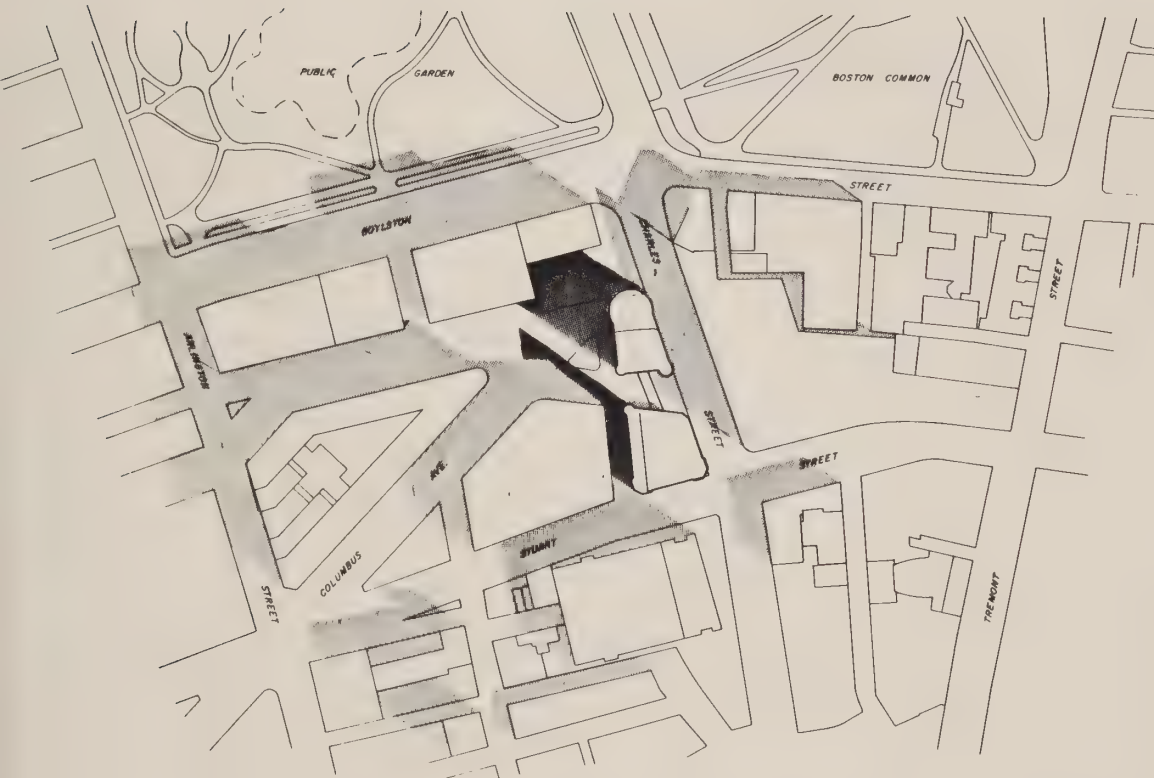
● Existing and Future Conditions

Streets and sidewalks in the project area experience periods of sun and shade throughout the day. The off-site shadow effects of the proposed project consist of partial shading of the Tot Lot and Community Garden at noon and in the afternoon. The proposed courtyard on-site experiences periods of partial shading throughout the day.

·ONE PARK PLAZA·



Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



MARCH 21

9 AM

-  Existing Shadow
-  Project Related Incremental Shade

VH Vanessa Hargen Brundin, Inc.
Consulting Engineers & Planners

November, 1987

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Scale in Feet



·ONE PARK PLAZA·



Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



MARCH 21

NOON

-  Existing Shadow
-  Project Related Incremental Shade

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Consulting Engineers & Planners

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Scale in Feet



ONE PARK PLAZA



Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



MARCH 21

3 PM

-  Existing Shadow
-  Project Related Incremental Shade



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Scale in Feet



ONE PARK PLAZA



Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



JUNE 21

9 AM

-  Existing Shadow
-  Project Related Incremental Shade

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Consulting Engineers & Planners

November, 1987

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Scale in Feet





·ONE PARK PLAZA·

Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects

JUNE 21

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Consulting Engineers & Planners

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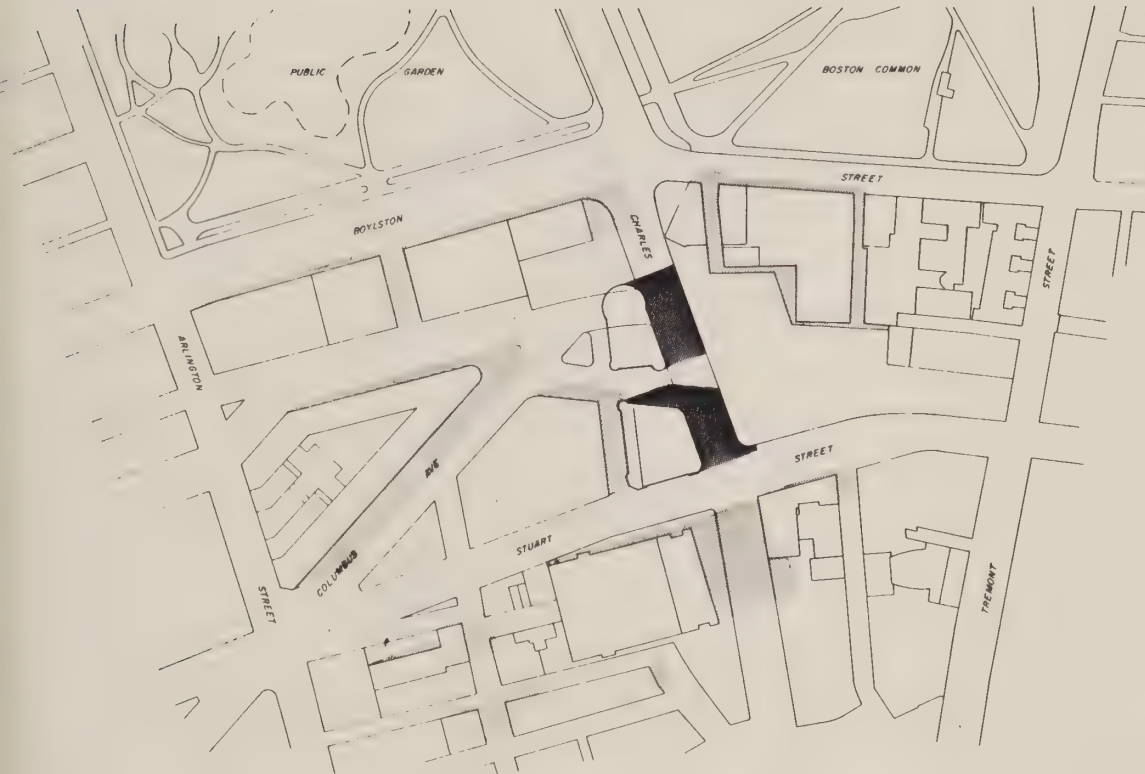
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

Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



JUNE 21

3 PM

-  Existing Shadow
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Consulting Engineers & Planners

November, 1987

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·ONE PARK PLAZA·



Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



OCTOBER 21

11 AM

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Consulting Engineers & Planners

November, 1987

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Scale in Feet





·ONE PARK PLAZA·

Shadow Study

Boston YWCA
The Gurnwyn Company
Graham Gund Architects



OCTOBER 21 10 AM

 Existing Shadow
 Project Related
Incremental Shade

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Consulting Engineers & Planners

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Scale in Feet



·ONE PARK PLAZA·



Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



OCTOBER 21

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

ONE PARK PLAZA

Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



OCTOBER 21 2 PM

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 Project Related Incremental Shade

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Consulting Engineers & Planners

November, 1987

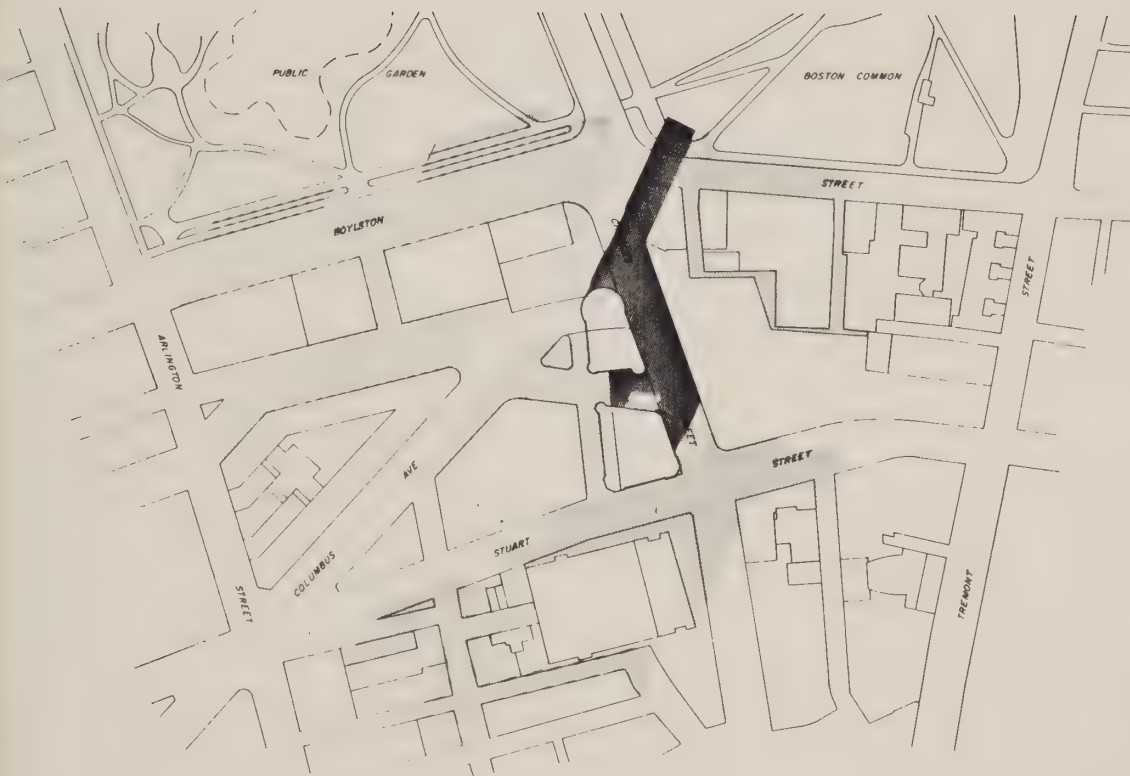
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

ONE PARK PLAZA

Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



OCTOBER 21 1 PM

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Architects / Engineers / Planners

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



·ONE PARK PLAZA·

Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects

NOVEMBER 21 10 AM

-  Existing Shadow
-  Project Related Incremental Shade

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Consulting Engineers & Planners

November, 1997

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·ONE PARK PLAZA·



Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects



NOVEMBER 21

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-  Existing Shadow
-  Project Related
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Vanasse Hangen Brustlin, Inc.
Consulting Engineers & Planners

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



ONE PARK PLAZA

Shadow Study

Boston YWCA
The Gunwyn Company
Graham Gund Architects

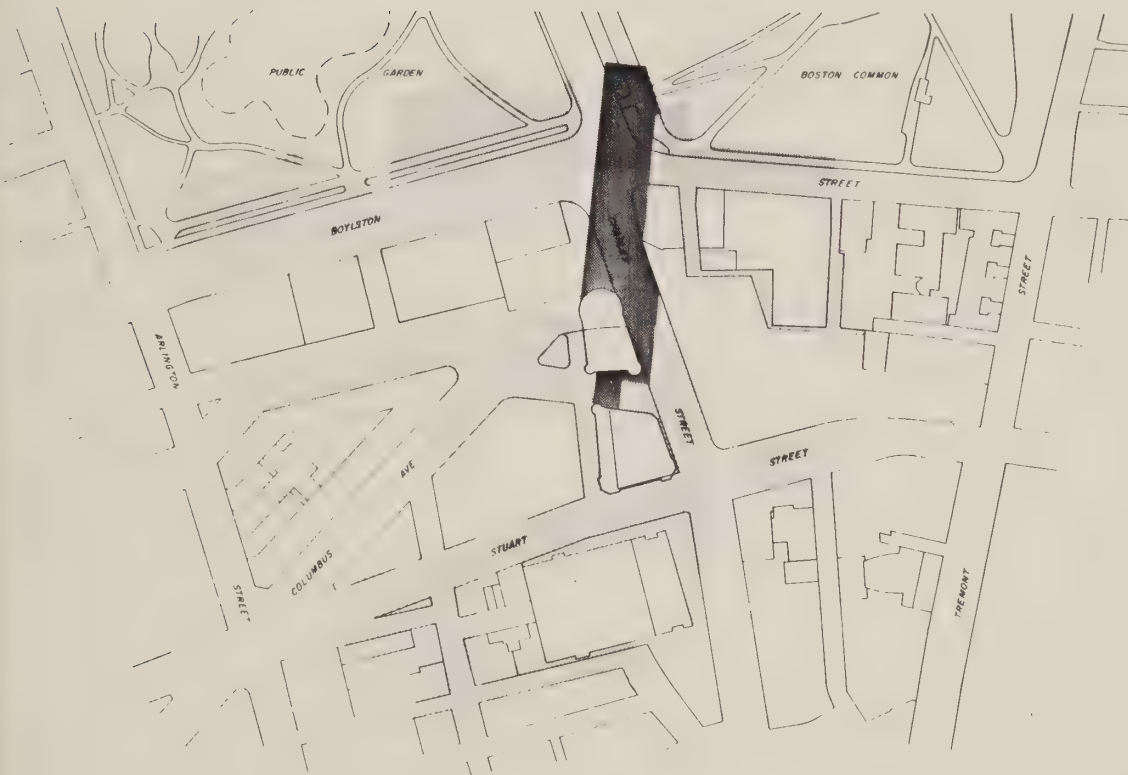
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 Project Related
Incremental Shade

VH Verrison Hangen Brustlin, Inc.
New England Division

November, 1987

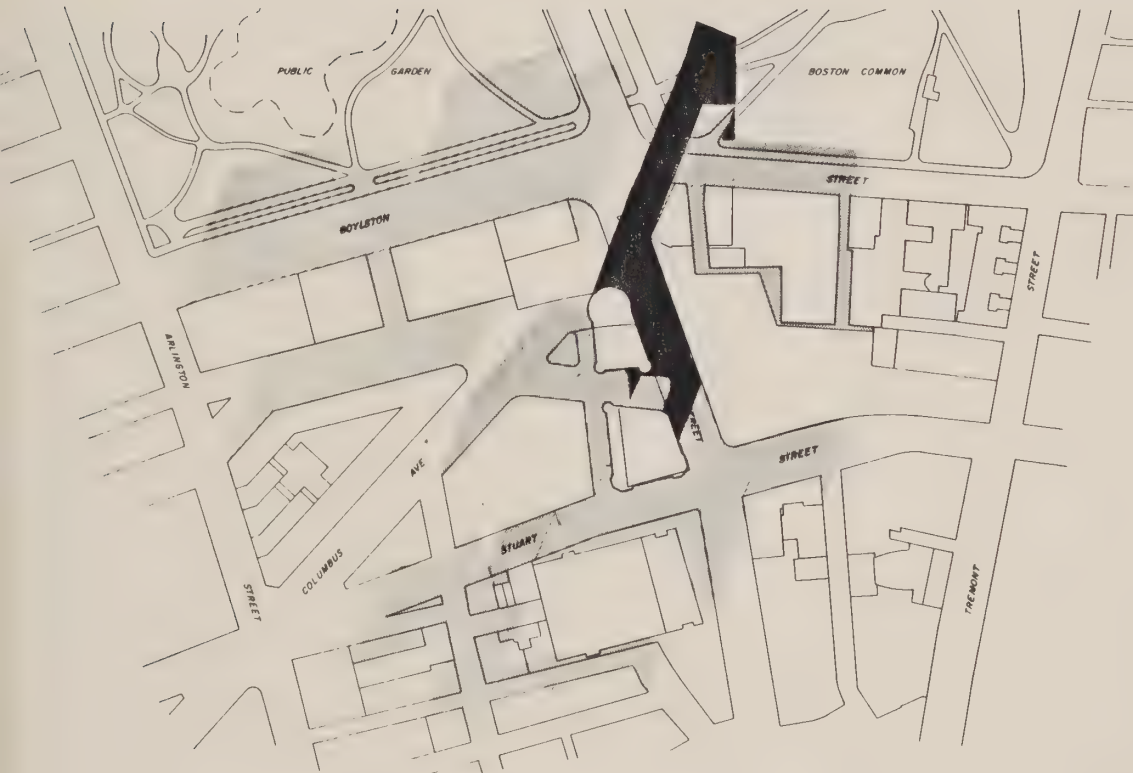
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Scale in Feet



ONE PARK PLAZA

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NOVEMBER 21 1 PM

- Existing Shadow
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Consulting Engineers & Planners

November, 1987

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Scale in Feet





ONE PARK PLAZA

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VH Vanessa Hangen Brustlin, Inc.
Consulting Engineers & Planners

November, 1987

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



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 Existing Shadow
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

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Existing Shadow
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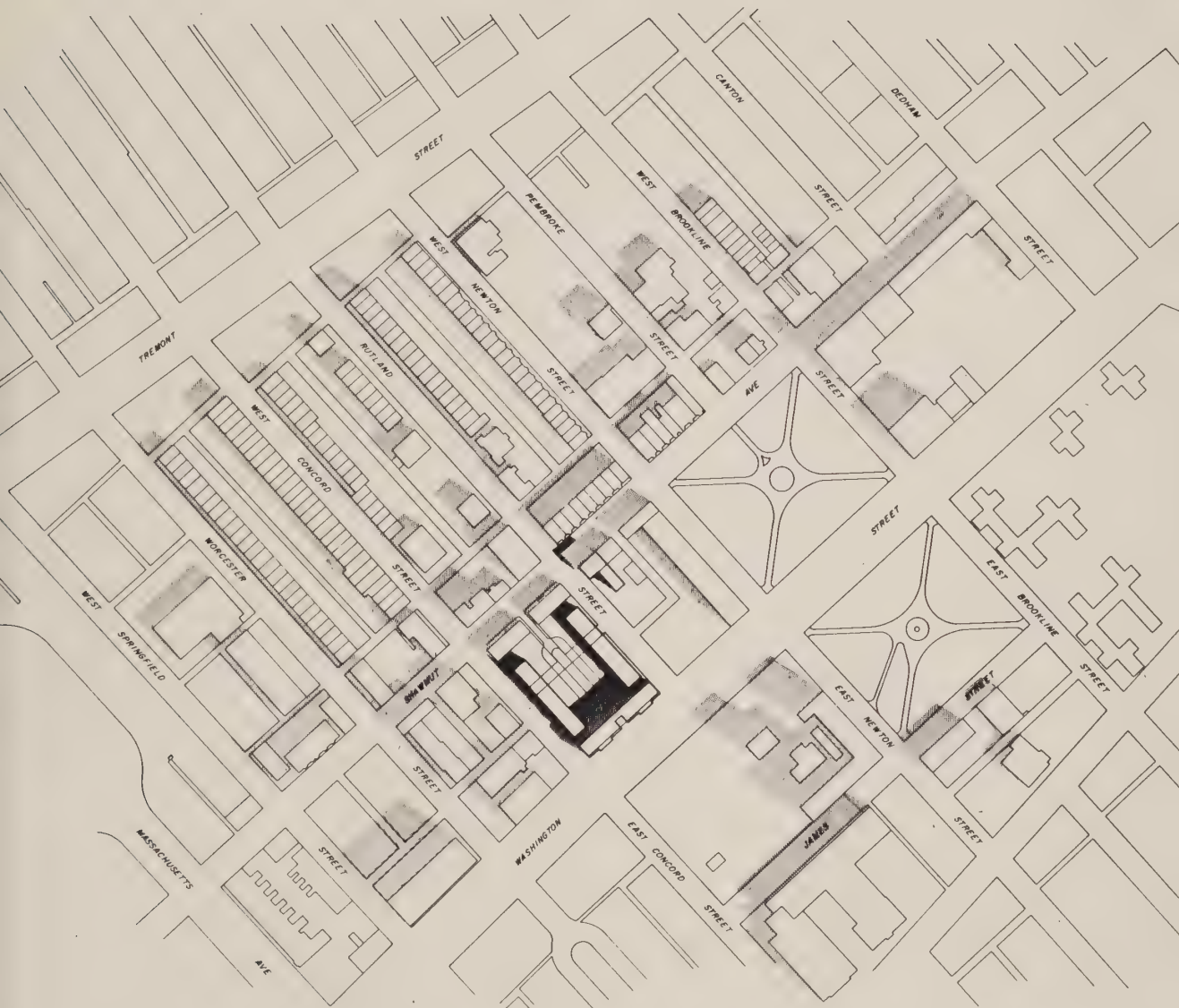
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Consulting Engineers & Planners

November, 1987

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Scale in Feet



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

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MARCH 21

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Existing Shadow
Project Related
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

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
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
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


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



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



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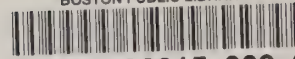
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